



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

CITY COUNCIL

April 8, 2025
Council Chambers • 411 SW 9th Street

COUNCIL MEMBERS

Ed Fitch
Mayor

Shannon Wedding
Council President

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Jay Patrick
Councilor

Cat Zwicker
Councilor

APRIL 8, 2025

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Elder Steve Parnell, Redmond Community Church

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

- A. State of Oregon Redmond Curb Ramps Project Letter

V. CONSENT AGENDA

- A. Minutes of February 11, 2025, Council Meeting
B. Minutes of February 25, 2025, Council Meeting

VI. PROCLAMATIONS

- A. Arbor Week Proclamation

VII. BID AWARDS / BID REJECTIONS

- A. Badger and Canal Roundabout Project Bid Award to High Desert Aggregate, Project #TR2304: \$1,607,177
B. NW Cedar & Birch Improvements Project Bid Award to Taylor Northwest, Project #TR2404: \$1,851,975.55

VIII. ORDINANCES

In accordance with the City of Redmond Charter, an ordinance takes effect 30 days after its enactment except when a later effective date is specified in the ordinance; when the ordinance contains an emergency clause, it takes effective immediately.

- A. Marijuana Dispensaries Discussion #3
- i. Ordinance #2025-02: An Ordinance of the City of Redmond imposing a three percent tax on the sale of marijuana items by a marijuana retailer.
 - ii. Ordinance #2025-03: An Ordinance of the City of Redmond amending the Redmond City Code, Chapter 8, regulating time, place, and manner for retail marijuana dispensaries.

- iii. Ordinance #2025-04: An ordinance of the City of Redmond amending the Redmond City Code, Chapter 11, the City Sign Code, as it relates to retail marijuana dispensaries.
- iv. Ordinance #2025-05: An ordinance of the City of Redmond amending the Redmond City Code, Chapter 7, regulating Business Licenses, as it relates to retail marijuana dispensaries.

IX. ACTION ITEMS

- A. Special Event Street Closure Request for the April 19, 2025, Wild Ride Classic Car Show

X. COMMENTS FROM CITIZENS AT THE MEETING

Citizen comments are limited to three (3) minutes per person and will be accepted for a period of 30 minutes. Comments should be focused on City of Redmond business. Attendees are asked to refrain from interrupting, calling-out, or cheering during citizen comments.

XI. CITY MANAGER COMMENTS

XII. COUNCIL COMMENTS

XIII. MAYOR'S COMMENTS

- A. Bicycle and Pedestrian Advisory Committee - Appointment of Leslie Neu Lamping and Tim Larkin, terms expiring December 31, 2026, and Cade Cantrell as the Youth Ex-Officio, term expiring December 31, 2025.
- B. Parks Committee - Appointment of Eve Ponder, term expires December 31, 2025.

XIV. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



March 19, 2025

Re: OR 126 Redmond Curb Ramps Project

Redmond Neighbor,

My name is Meghan Blyth, I am the community affairs liaison at ODOT here in Central Oregon. I wanted to introduce myself and let you know that I am here to help answer any questions you may have regarding our upcoming curb ramp project on OR 126 in Redmond. We anticipate construction to begin within the next few months, though the construction schedule has not been finalized and is subject to change.

This project will improve accessibility by correcting non-ADA complaint curb ramps and signalized intersections on state highway segments in Redmond. We will be working on ramps in the following locations:

- OR126 (McKenzie Highway) from the intersection of Southwest Highland Avenue at Southwest 27th street to the intersection of Southwest Glacier Avenue at U.S. 97.
- U.S. 97 from Southwest Evergreen Avenue to Southwest Highland Avenue
- U.S. 97 at North Canal Boulevard Interchange (Exit 119) from the intersection of North Canal Boulevard at Northeast King Way to the intersection of Northwest 6th Street at Northwest Quince Avenue.

During construction you can expect sidewalk, shoulder, and lane closures with flaggers helping direct traffic as needed. There will be construction noise and possible delays. We understand this project will impact your day-to-day life and appreciate your patience during construction.

At this time, I do not have a timeline for ramp locations but wanted you to know this work will be coming to your area soon. I recommend signing up for our weekly construction report which is emailed each Friday afternoon. These reports will give you the most up-to-date project schedule and planned construction activities for the week ahead. You can sign up for these reports here: <https://public.govdelivery.com/accounts/ORDOT/subscriber/new> (click *Central Oregon Construction Updates* under *Subscription Topics*).

Further information including project location maps can be found on the project website: <https://direc.to/mDHs>. We will be posting the construction schedule here once it is finalized.

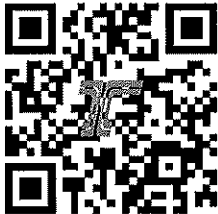
Feel free to contact me anytime at Meghan.L.blyth@odot.oregon.gov.
Thanks again for your patience during construction.

Sincerely,

Meghan Blyth

Meghan Blyth
Community Affairs Coordinator
Oregon Department of Transportation
63055 N Hwy 97
(541)316-3941
Meghan.L.Blyth@odot.oregon.gov

Scan QR code to access project website



POSTAL CUSTOMER

PRSR STD
ECRWSS
US POSTAGE
PAID
BEND OR
PERMIT NO 473

**Oregon
Department
of Transportation**
63055 N Hwy 97
Bend OR 97703

**Redmond City Council
Regular Meeting Minutes**

February 11, 2025

Council Chambers & Remote Video Conferencing
<https://www.redmondoregon.gov/government/city-council>

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Shannon Wedding, Cat Zwicker

Excused: Jay Patrick

Staff Present: City Manager Keith Witcosky, Deputy City Manager Steve Ashworth, City Attorney Keith Leitz, City Recorder Kelly Morse, Public Works Director/City Engineer Jessica MacClanahan, Communications Director Heather Cassaro, Chief Financial Officer/Deputy City Manager Jason Neff, Finance Director James Wood, Police Chief Devin Lewis, Human Resources Director Jason Bavuso, Airport Director Zachary Bass, Planning Director Kyle Roberts, Economic Development/Urban Renewal Program Manager Chuck Arnold, Urban Renewal Program Analyst Meghan Gassner, Client Systems Administrator Tyler Roppe, Billing and Collection Manager Valerie Taylor, Budget Analyst Herlinda Corn, Principal Engineer Jake Sherman, Public Works Operations Manager Joshua Wedding, Senior Financial Accountant Tom Ferrell

Media Present: None

EXECUTIVE SESSION

- A. Litigation – ORS 192.660(2)(h) authorizes executive sessions "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed."**

Mayor Fitch convened the Council into Executive Session at 5:30 p.m. in accordance with ORS 192.660(2)(h) authorizes executive sessions "to consult with counsel concerning the legal rights and duties of a public body with regard to current litigation or litigation likely to be filed."

Mayor Fitch adjourned the Executive Session at 5:40 p.m.

CALL TO ORDER / ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 6:00 p.m.

BLESSING

Pastor Brad Duncan of Redeemer's Church led the blessing.

PLEDGE OF ALLEGIANCE

Councilor Zwicker led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

Mayor Fitch reported on available day and night warming shelter options at Shepherd's House and the Redmond Library.

Councilor Wedding discussed the loss of a city volunteer and shared information on tomorrow night's volunteer event.

CONSENT AGENDA

- A. Minutes of December 17, 2024, Council Special Meeting**
B. Black History Month Proclamation

Councilor Zwicker moved, seconded by Councilor Evelyn, to approve the Consent Agenda, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-absent, Wedding-yes, Zwicker-yes)

PRESENTATIONS

A. 5-Year Capital Improvement Plan Review

Public Works Director/City Engineer Jessica MacClanahan presented an overview of the Capital Improvement Program (CIP). Key highlights included the program's purpose and development process, a new project hub to show the CIP visually, and an interactive geographic information system (GIS) map at redmondoregon.gov/maps. She reviewed the identified five-year CIP projects in the amount of \$196 million; planned and identified projects by major infrastructure fund including transportation, water, wastewater, and parks; and resources by type. Notable projects in progress include the Eastside Arterial Project, Well #9, the Redmond Wetlands Complex, and Central Dry Canyon Park. She also explained this year's CIP funding is balanced compared to last year's CIP funding deficit and reviewed the CIP project schedule for Fiscal Year 2025/2026.

B. City of Redmond and Urban Renewal Fiscal Year 2023/2024 Financial Audit Results

Finance Director James Wood and Financial Auditor Rob Tremper presented the results of the Fiscal Year 2024 Annual Audit Report. Key highlights included an overview of audit limitations, requirements, and process. The required AU-C 260 auditor communication letters for the City and Urban Renewal were reviewed. Neither audit had significant deficiencies or material weaknesses. Overall auditor findings highlighted financial statements, interim controls, federal awards, and airport passenger facility charges. A letter for Oregon comments, which exceeds Oregon minimum standards for auditor testing, reported one over-expenditure related to the golf course.

C. Fiscal Year 2024/2025 2nd Quarter Financial Report

Chief Financial Officer/Deputy City Manager Jason Neff presented the 2nd Quarter Financial Report, explaining Staff's reporting and financial projection process and highlighting year-to-date and projected expenditures and revenues. Efforts to address debt service on the wetlands complex and airport terminal expansion were also reviewed.

D. Republic Services Solid Waste Services Update

Billing and Collections Manager Valerie Taylor explained that amendments to the City's franchise agreement with Republic Services would be proposed in March and would involve an intergovernmental agreement with Deschutes County.

Central Oregon Business Unit General Manager Erica Heitsma, Operations Manager Tim Long, and Republic Services Municipal Manager Courtney Voss provided an update which highlighted the upcoming franchise agreement amendments; City-contract-only service and call center data; 2025 focus and opportunities in the areas of service, safety, and sustainability; drivers of cost and financial information.

ORDINANCES

A. Ordinance #2025-01: An ordinance repealing Ordinance No. 2007-02 and granting a non-exclusive franchise agreement to Central Electric Cooperative Inc., an Oregon cooperative corporation doing business as Central Electric Coop

Ms. Taylor requested approval of a 10-year non-exclusive agreement with Central Electric Cooperative (CEC), which aligns with standards of the City's June 2024 agreement with Pacific Power and other larger agreements. Adjustments to the agreement include facilities relocation if needed for large improvement projects, the addition of underground conversion, and a mapping requirement. The agreement would increase CEC's franchise fee to the City from 5 percent to 7 percent, resulting in an increased revenue

impact of approximately \$90,000 a year. The agreement will have auto-renew terms of five years and could be amended within the time period if needed. A new agreement could be negotiated at any time.

Councilor Evelyn moved, seconded by Councilor Nielsen, to have a First and Second Reading of Ordinance #2025-01 by title only, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-absent, Wedding-yes, Zwicker-yes)

City Attorney Keith Leitz provided the First and Second Reading of Ordinance #2025-01 by title only.

Councilor Wedding moved, seconded by Councilor Evelyn, to approve Ordinance #2025-01 by roll call vote.

Ayes: Evelyn, Fitch, Nielsen, Osborne, Wedding, Zwicker

Nays: None

Motion Carried: 6 to 0.

COMMENTS FROM CITIZENS AT THE MEETING

Resident Eve Ponder commented on the importance of proclamations.

CITY MANAGER COMMENTS

City Manager Keith Witcosky reported on real-time snow plow tracking.

COUNCIL COMMENTS

Councilor Evelyn discussed the importance of Black History Month.

Councilor Nielsen reported on the Redmond Executive Association's Crab Crack Fundraiser, the February 15, 2025, Town Hall with Representative Emerson Levy and Senator Anthony Broadman and the cold weather.

MAYOR'S COMMENTS

A. Airport Committee - Appointment of Mark Wunsch as the Jefferson County Representative, and Phil Chang as the Deschutes County Representative, terms expiring December 31, 2025

Mayor Fitch recommended the appointments of Jefferson County Representative Mark Wunsch, and Deschutes County Representative Phil Chang to the Airport Committee.

Councilor Nielsen moved , seconded by Councilor Zwicker, to approve the appointments, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-absent, Wedding-yes, Zwicker-yes)

B. Bicycle and Pedestrian Advisory Committee - Appointment of Tom Edgerton, term expiring December 31, 2028

Mayor Fitch recommended the appointment of Tom Edgerton to the Bicycle and Pedestrian Advisory Committee.

Councilor Wedding moved, seconded by Councilor Nielsen, to approve said appointment, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-absent, Wedding-yes, Zwicker-yes)

Mayor Fitch encouraged people to attend the February 25, 2025, Council meeting if interested in discussions about marijuana dispensary regulations as well as proposed photo radar and photo speed enforcement.

DRAFT

ADJOURNMENT

The meeting adjourned at 7:32 p.m.

Prepared by ABC Transcription Services
Reviewed by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and **SIGNED** by the Mayor this 8th day of April 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

**Redmond City Council
Regular Meeting Minutes**

February 25, 2025

Council Chambers & Remote Video Conferencing
www.redmondoregon.gov/city-council

Present: Clifford Evelyn, Ed Fitch, John Nielsen, Kathryn Osborne, Jay Patrick, Shannon Wedding, Cat Zwicker

Excused: None

Staff Present: City Manager Keith Witcosky, Deputy City Manager Steve Ashworth, City Attorney Keith Leitz, Deputy City Recorder Kayla Duddy, Public Works Director/City Engineer Jessica MacClanahan, Communications Director Heather Cassaro, Chief Financial Officer/Deputy City Manager Jason Neff, Finance Director James Wood, Police Chief Devin Lewis, Human Resources Director Jason Bavuso, Airport Director Zachary Bass, Planning Director Kyle Roberts, Police Captain Jesse Petersen, Police Lieutenant Curtis Chambers, Client Systems Administrator Tyler Roppe, Budget Analyst Herlinda Corn

Media Present: None

CALL TO ORDER / ESTABLISH A QUORUM

Mayor Fitch called the meeting to order at 6:00 p.m.

BLESSING

Pastor Jason Reeves of the Redmond Heights Pentecostals led the blessing.

PLEDGE OF ALLEGIANCE

Tanner Garrett with Boy Scout Troop 27 led the Pledge of Allegiance.

CITY ANNOUNCEMENTS

There were no announcements from the Council.

CONSENT AGENDA

- A. Minutes of January 6, 2025, Council Workshop
- B. Minutes of January 7, 2025, Council Meeting
- C. Minutes of January 9, 2025, Council Workshop

Councilor Wedding moved, seconded by Councilor Zwicker, to approve the Consent Agenda, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

PRESENTATIONS

A. Discussion of Photo Radar as a tool for Traffic Safety

Police Chief Devin Lewis and Lieutenant Curtis Chambers presented an overview of the potential implementation of traffic photo enforcement as well as the work of the City's Traffic Safety Working Group. The Council's feedback and approval were sought for a Request for Proposal (RFP) process.

Mayor Fitch called for public comment. Written comments were included in the meeting packet.

- Redmond resident Stephen Schaffer shared concerns about reckless driving and speeding.
- Redmond resident Joel Garrett asked about the cost of the photo enforcement process and if the whole goal is zero citations.
- Redmond resident Trevor Johnson supported traffic photo enforcement for Redmond.

Council consented to starting the RFP process for photo enforcement.

ORDINANCES

A. Ordinance #2025-02: An Ordinance of the City of Redmond imposing a three percent tax on the sale of marijuana items by a marijuana retailer.

Mayor Fitch opened the public hearing.

City Manager Keith Witcosky presented the results of November 2024 ballot Measures 9-177 and 9-178 and provided an overview of Code actions required if the City Council moves forward, operational elements and revenue implications, and the time frame for next steps.

Mayor Fitch called for public comment. Written comments were included in the meeting packet.

- Redmond resident Tobias Colvin commented on the will of the people.
- Redmond resident Eric Lea commented on respecting the will of the voters and support for policy to keep marijuana out of Redmond's schools and public spaces.
- Redmond resident Trevor Johnson supported implementing marijuana dispensaries in Redmond.
- Redmond resident Scott Stuart commented on Measure 9-177 and potential effects of Executive Orders issued by the White House.
- High school student Tatum Petersen commented on the potential locations of dispensaries.
- Downtown business owner JoAnna Eisler showed support for dispensaries in Redmond.
- Redmond resident Sally Griffin discussed her husband's positive health experiences with marijuana.

Mayor Fitch closed the public hearing.

Council consented to defer the readings of the Ordinances until the next meeting and to refer the map with potential dispensary locations and certain criteria to the Urban Area Planning Commission for review.

ACTION ITEMS

A. Marijuana Time, Place, & Manner Memorandum to Planning Commission

Councilor Nielsen moved, seconded by Councilor Evelyn, to send the Redmond Planning Commission a memorandum requesting the Commission to draft Time, Place, & Manner regulations (TPMs) consistent with TPMs discussed by Council, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

Mayor Fitch stated the Council would implement the will of the electorate in a manner that respects the people who voted against allowing dispensaries.

B. Adoption of the 2025-2027 City Council Goals

Mr. Witcosky reviewed the City Council's goals for 2025-2027, which focus on housing and homelessness; public safety; growth management; Redmond Airport; downtown, midtown, and the Medical District; and good governance and fiscal responsibility. He shared public poll results ranking the eight goal categories in order of importance.

Councilor Wedding moved, seconded by Councilor Zwicker, to adopt the City Council goals for the calendar years 2025 through 2027, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

C. Procurements of Mechanical, Electrical, and Plumbing Trade Partners, enabling Project Logistics and Passenger Boarding Bridge Alternatives for the Airport Terminal Building Expansion Project not to exceed \$19,000,000

Airport Director Zachary Bass provided an updated on the Terminal Expansion Project and requested approval of Guaranteed Maximum Price Bid Package #02 in the amount of \$19,000,000.

Councilor Nielsen moved, seconded by Councilor Wedding, to approve the Guaranteed Maximum Price Amendment #02 for the Terminal Building Expansion Project not to exceed \$19,000,000, motion passed. (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

COMMENTS FROM CITIZENS AT THE MEETING

There were no comments from citizens.

CITY MANAGER COMMENTS

Mr. Witcosky reported on City's application to the federal earmarking program and a letter of support for the Oregon Department of Transportation's \$4 million request.

COUNCIL COMMENTS

Councilor Patrick discussed the Northpoint Vista project and the grant proposal for Enjoy Downtown Redmond.

Councilor Zwicker reported on the Northpoint Vista Project and her upcoming trip to Washington, D.C.

Councilor Nielsen reported on the trip to Salem to advocate for CORE3, the Northpoint Vista Project, and Mayor Fitch lobbying in support of House Bill 2411.

MAYOR'S COMMENTS

A. Historic Landmarks Commission Status

B. Budget Committee - Appointment of Tobias Colvin, term expiring December 31, 2027

Mayor Fitch reported on the trip to Salem to advocate for CORE3. He stated that he would prefer to discuss the Historic Landmarks Commission status at a work session.

Mayor Fitch recommended the appointment of Tobias Colvin to the Budget Committee.

Councilor Nielsen moved, seconded by Councilor Wedding, to approve the nomination, motion passed (Evelyn-yes, Fitch-yes, Nielsen-yes, Osborne-yes, Patrick-yes, Wedding-yes, Zwicker-yes)

ADJOURNMENT

The meeting adjourned at 7:36 p.m.

Prepared by ABC Transcription Services
Reviewed by Kayla Duddy, Deputy City Recorder

APPROVED by the City Council and **SIGNED** by the Mayor this 8th day of April 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

City of Redmond PROCLAMATION

A proclamation designating April 6-12, 2025, as

ARBOR WEEK

WHEREAS, in 1872 Arbor Day, a special day set aside for the planting of trees, was first celebrated in Nebraska; and

WHEREAS, Arbor Day is the day set aside to plant ceremonial trees, educate children and adults about the importance of trees, and honor the important role trees play in our daily lives; and

WHEREAS, trees provide shade and habitat for wildlife, improve air and water quality, reduce the erosion of precious topsoil, increase property values and economic vitality in business areas, contribute to a sense of community pride and ownership, and add beauty to communities; and

WHEREAS, the City of Redmond recognizes that our urban forest is a necessity and is an integral part of the City's infrastructure and ecosystems; and

WHEREAS, the City of Redmond is committed to provide resources to maintain and enhance the urban forest; and

WHEREAS, the City of Redmond is now recognized as a "Tree City USA" recipient for fostering programs which increase the number and health of our trees; and

WHEREAS, the City of Redmond recognizes April 25, 2025, as National Arbor Day.

NOW, THEREFORE BE IT RESOLVED THAT Council hereby proclaims the week of April 6-12, 2025, to be **ARBOR WEEK** in the City of Redmond and citizens are encouraged through the City to become more involved with the planting and stewardship of the urban forest in celebration of **ARBOR WEEK**.

APPROVED by the City Council and **SIGNED** by the Mayor this 8th day of April 2025.

The City of Redmond, Oregon

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder



CITY ARBOR MONTH ACTIVITIES

REDMOND CITY COUNCIL APRIL 8, 2025



ARBOR MONTH ACTIVITIES

APRIL 2025 ARBOR MONTH ACTIVITIES	SUN	MON	TUE	WED	THU	FRI	SAT
			01	02	03	04	05
	06	07	08	09	10	11	12
	13	14	15	16	17	18	19
	20	21	22	23	24	25	26
	27	28	29	30			

9

APRIL 2025

Quartz Park Tree Planting
w/ Boy Scouts of America

24

APRIL 2025

Deschutes County Library
Tree Giveaway Event

23

APRIL 2025

Arbor Day Heart of Oregon Corps
N. Dry Canyon Clean-up

ALL
MONTH

Juniper Tree Inventory
Herringbone Bookstore 'Tree' feature
Distribution of Booklets from OSU
Extension Forester
Local Student Education Events





CITY OF REDMOND

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411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: April 8, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
Jake Sherman, Principal Engineer
FROM: Evan Malone, Project Engineer
SUBJECT: Badger and Canal Roundabout Project Bid Award to High Desert Aggregate, Project #TR2304: \$1,607,177

Report in Brief:

This item requests City Council award a \$1,607,177 contract to High Desert Aggregate to construct the Badger and Canal Roundabout Project.

Background:

The construction of the SW Badger Avenue and South Canal Boulevard Roundabout is included in the current Capital Improvement Plan for Fiscal Year (FY) 2024/2025 and FY 2025/2026. This roundabout will replace the existing two-way, stop-sign-controlled intersection of SW Badger Avenue and South Canal Boulevard. These improvements will increase safety and improve traffic flow at the intersection. The final design includes new curbs, sidewalks, storm drainage facilities, and street lighting.

In coordination with the Redmond School District, the project is required to be built during the summer when regular school is not in session. Temporary detour routes through the work area will also be utilized to minimize disruption to the traveling public.

Design was completed in early 2025, an Invitation to Bid was publicly posted on March 2, 2025, and bids were opened on March 27, 2025.

Discussion:

The City publicly procured construction services per the Oregon Revised Statutes Section 279C and the State of Oregon Model Rules.

Four bids were received and publicly opened on March 27, 2025. The bids were reviewed and the lowest bid from High Desert Aggregate in the amount of \$1,607,177.00 was deemed responsible.

All bids are provided below:

Contractor	Bid Amount
High Desert Aggregate	\$1,607,177.00
Marcum & Sons, LLC	\$1,640,302.03
Bar 7 A Companies	\$1,761,820.00
Cascade Civil Corp	\$2,117,819.00

A Notice of Intent to Award was issued on March 31, 2025, and the public was given seven (7) days to protest. No protests were received.

If awarded by the City Council, construction is anticipated to begin in June 2025 and be complete by September 1, 2025.

Fiscal Impact:

The project is identified in the 5-year Capital Improvement Plan for a total of \$2,870,000, utilizing Transportation System Development Charge Improvement funds. Construction costs are included for \$2,500,000.

The bid amount from High Desert Aggregate is within the planned budget for the project.

Alternative Courses of Action:

1. Award a construction contract to High Desert Aggregate
2. Do not award the contract.
3. Request additional information.

Recommendation / Suggested Motion:

"I move to award the Badger and Canal Roundabout Project Contract to High Desert Aggregate in the amount of \$1,607,177.00 and authorize the City Manager to sign the contract."



BADGER AND CANAL ROUNDABOUT PROJECT (TR2304)

CONSTRUCTION CONTRACT AWARD TO HIGH DESERT AGGREGATE: \$1,607,177

REDMOND CITY COUNCIL
APRIL 8, 2025

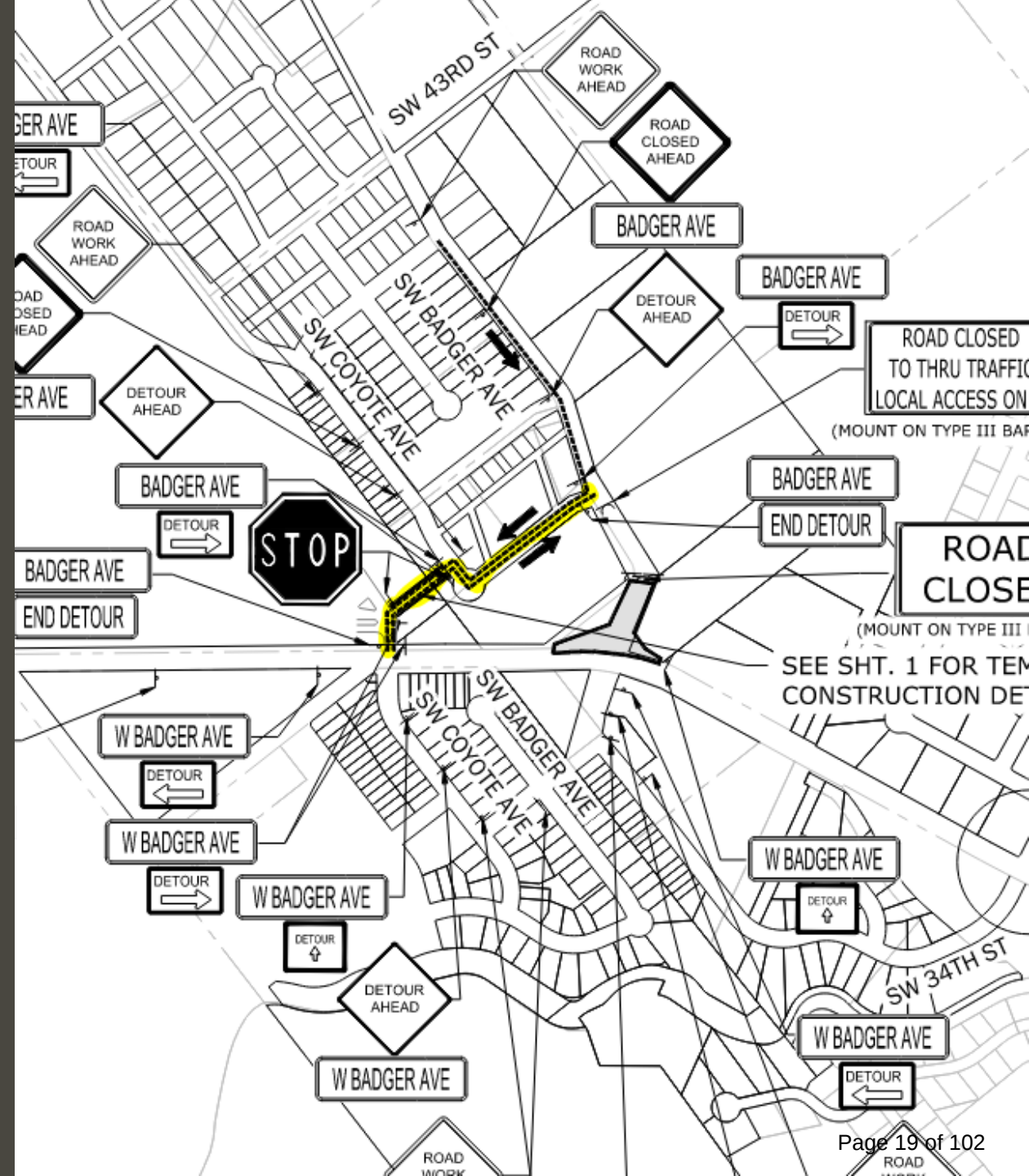


-
- Roundabout Location
- SW BADGER AVE
- SW CANAL BLVD
- SW BADGER CT
- SW COYOTE LN
- SW COYOTE DR
- SW COYOTE ST
- SW COYOTE RD
- Page 18 of 102



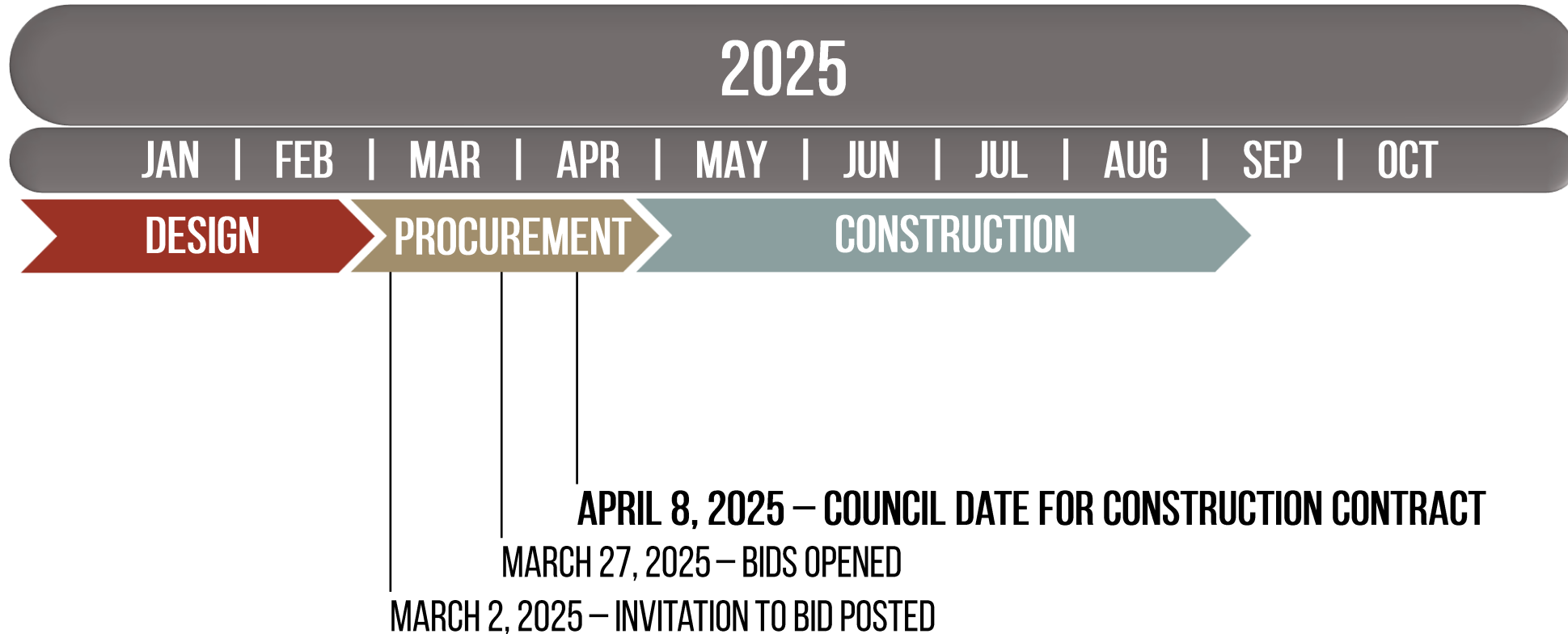
TRAFFIC CONTROL

- Canal Blvd. will remain open with a temporary road
- Badger detoured to school property
- Pedestrian access will be maintained through construction zone





BADGER AND CANAL ROUNDABOUT PROJECT – SCHEDULE





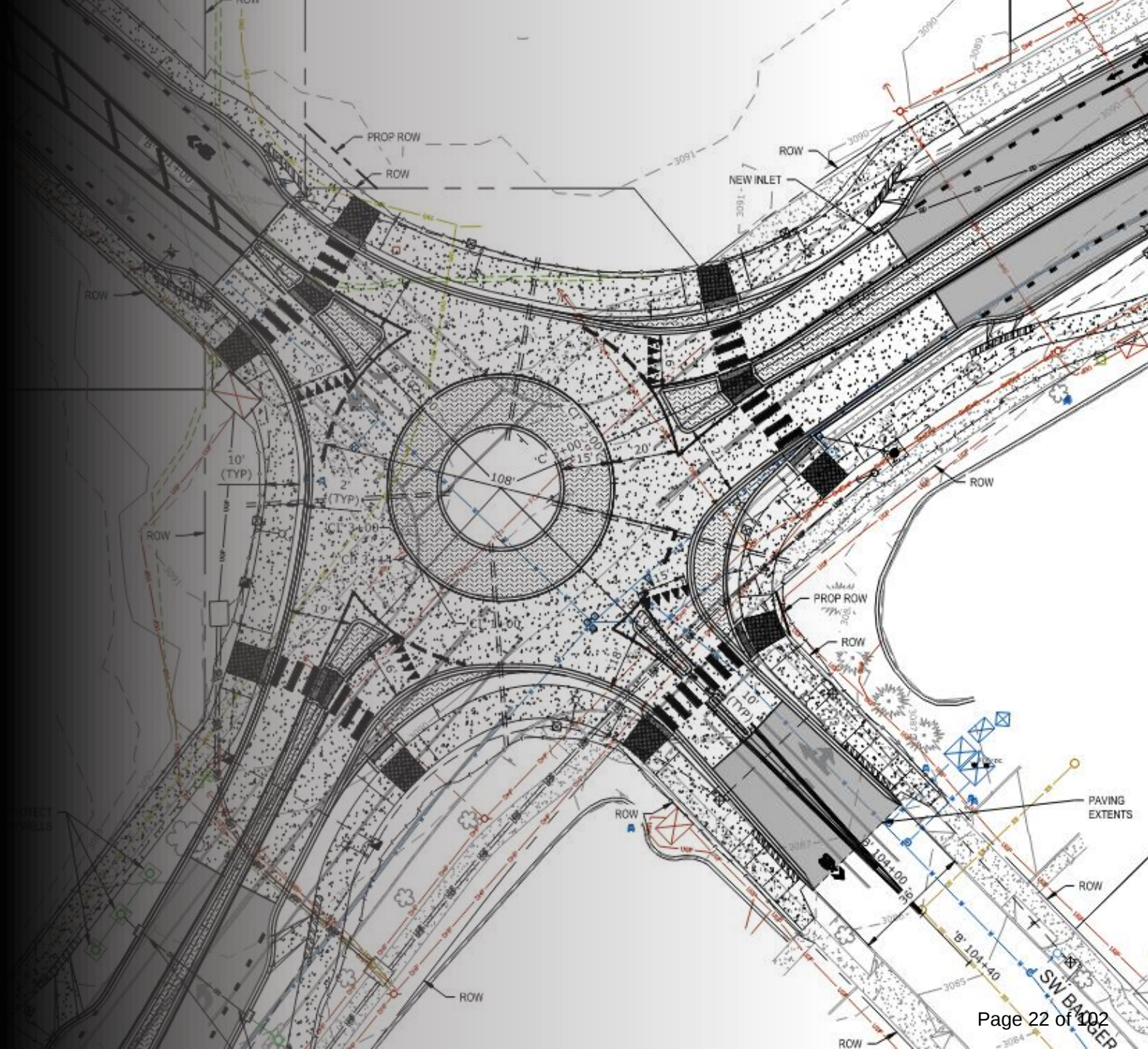
BADGER AND CANAL ROUNDABOUT PROJECT – BIDS

Bidder	Amount
High Desert Aggregate	\$1,607,177.00
Marcum & Sons, LLC	\$1,640,302.03
Bar 7 A Companies	\$1,761,820.00
Cascade Civil Corp	\$2,117,819.00

- **ENGINEER'S ESTIMATE:** \$2,590,049.00
- **FUNDING SOURCES:** Transportation System Development Charges (SDC's)



QUESTIONS





CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
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STAFF REPORT

DATE: April 8, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
Jake Sherman, Principal Engineer
FROM: Veronica Reinertson, Engineering Technician
SUBJECT: NW Cedar & Birch Improvements Project Bid Award to Taylor Northwest, Project #TR2404: \$1,851,975.55

Report in Brief:

This item requests City Council award a \$1,851,975.55 contract to Taylor Northwest, LLC to construct the NW Cedar and NW Birch Avenue Improvements Project.

Background:

The City is replacing aging steel water main to improve the resiliency of our water system on NW Cedar Avenue and NW Birch Avenue between 6th Street and 10th Street. The project also includes the installation and replacement of sidewalks, ADA ramps, and some driveways along NW Cedar Avenue and NW Birch Avenue. This will increase safety and mobility in the area, which is a well-used school route to John Tuck Elementary School. Construction is anticipated to occur entirely within the existing public right-of-way.

Design was completed in early 2025, an Invitation to Bid was publicly posted on February 23, 2025, and bids were opened on March 27, 2025.

Discussion:

The City publicly procured construction services per the Oregon Revised Statutes Section 279C and the State of Oregon Model Rules.

Three (3) bids were received and publicly opened on March 27, 2025. The bids were reviewed and the lowest bid from Taylor Northwest, LLC in the amount of \$1,851,975.55 was deemed responsible.

All received bids are provided below:

Contractor	Bid Amount
Taylor Northwest, LLC	\$1,851,975.55
K&E Excavating, Inc.	\$1,923,771.00
Bar Seven A Companies, Inc.	\$2,114,131.00

A Notice of Intent to Award was issued on March 31, 2025, and the public was given seven (7) days to protest. No protests were received.

If awarded by the City Council, construction is anticipated to begin in May 2025 and is scheduled to last through the fall.

Fiscal Impact:

This project is included in the City's 5-Year Capital Improvement Program for a total of \$2,250,000, including \$575,000 in Transportation Capital and \$1,675,000 in Water Infrastructure Maintenance.

The bid amount from Taylor Northwest is within the planned budget for the project.

Alternative Courses of Action:

1. Award a construction contract with Taylor Northwest, LLC.
2. Do not award the contract.
3. Request additional information.

Recommendation / Suggested Motion:

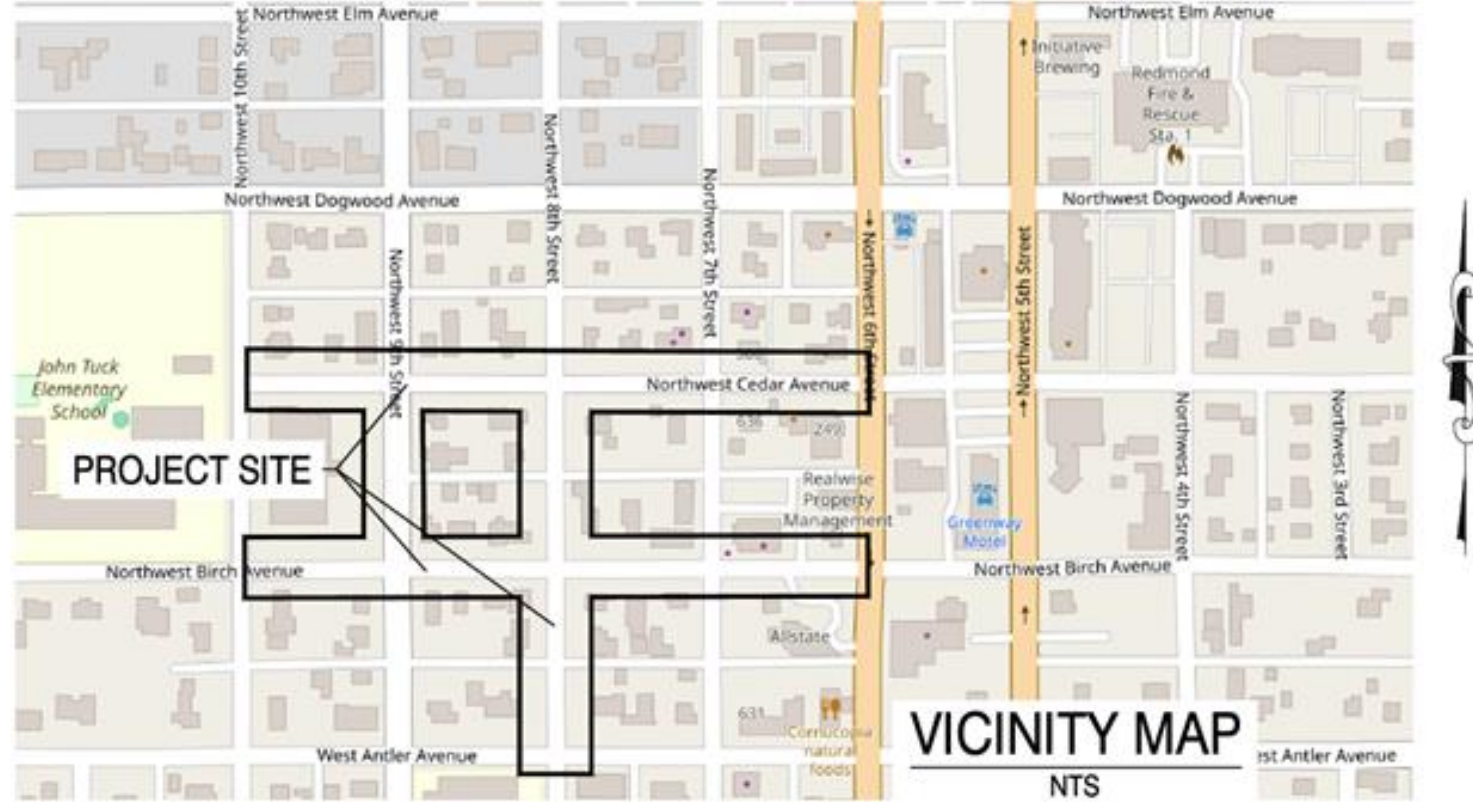
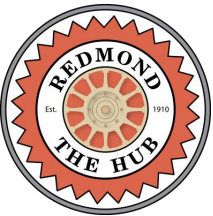
"I move to award the NW Cedar and NW Birch Avenue Improvements Project Contract to Taylor Northwest, LLC in the amount of \$1,851,975.55 and authorize the City Manager to sign the contract."



NW CEDAR & NW BIRCH IMPROVEMENTS (TR2404)

CONSTRUCTION CONTRACT AWARD: \$1,851,975.55

REDMOND CITY COUNCIL
APRIL 8, 2025



- Replacing ageing steel water main on NW Cedar Avenue and NW Birch Avenue between 6th Street and 10th Street and NW 8th Street between Cedar and Antler.
- Installation of new sidewalk and ADA ramps on NW Cedar Avenue.
- Replacement of existing non-compliant sidewalks and ADA ramps on NW Birch Avenue and NW 8th Street.
- Increase safety and mobility in the area, which is a well-used school route to John Tuck Elementary School



NW CEDAR & NW BIRCH IMPROVEMENTS – PROJECT SCHEDULE





NW CEDAR & NW BIRCH IMPROVEMENTS – PROJECT BIDS

Bidder	Amount
Taylor Northwest, LLC	\$1,851,975.55
K&E Excavating, Inc.	\$1,923,771.00
Bar Seven A Companies Inc.	\$2,114,131.00

- **ENGINEER’S ESTIMATE:** \$1,981,700.00
- **FUNDING SOURCES:** Water and Transportation Capital Funds



QUESTIONS





CANNABIS DISPENSARIES (MTG #3)

REDMOND CITY COUNCIL
APRIL 8, 2025



REQUIRED ACTIONS IF COUNCIL WANTS TO MOVE FORWARD

4 ORDINANCES

SLIDE / 2

MAR. 25/APR. 8

CHANGES TO
CITY CODE
CHAPTER 7
(ORDINANCE)

AMEND TAX PROVISIONS

3% tax on sale
of marijuana
items by
marijuana
retailer

MAR. 25/APR. 8

CHANGES TO
CITY CODE
CHAPTER 8
(ORDINANCE)

TIME, PLACE & MANNER

Amend Dev. Code
to allow as a use
and establish time,
place, manner
regulations

MAR. 25/APR. 8

CHANGES TO
CITY CODE
CHAPTER 11
(ORDINANCE)

UPDATE REDMOND SIGN CODE

Amend Sign Code as
it relates to retail
marijuana
dispensaries

MAR. 25/APR. 8

CHANGES TO
CITY CODE
CHAPTER 7
(ORDINANCE)

UPDATE REDMOND BUSINESS LICENSE

Amend Business
License provisions to
allow marijuana
retailers

Set a limit of 1
dispensary per 10,000
residents



BUFFERS FOR TPM'S AS OF MARCH 25

BUFFERS:

Schools - 1000'

Parks - 500'

Daycare - 1000'

Transit Hub - 500'

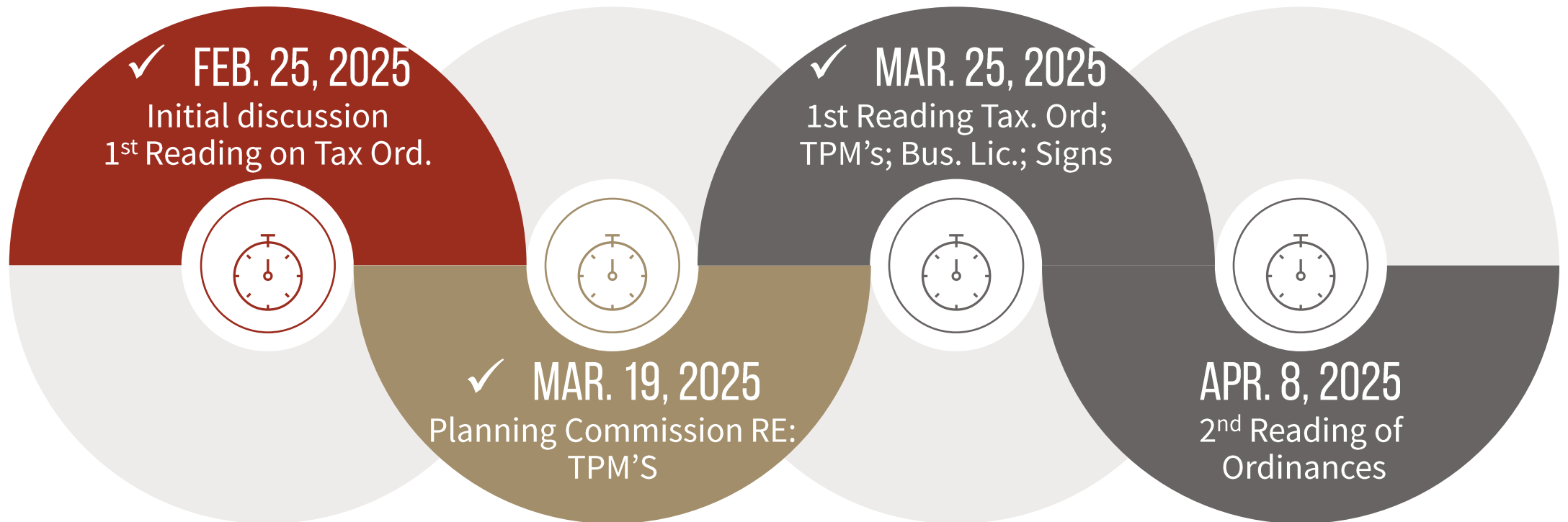
Treatment Centers - 500'

Shelters – 500'

Includes residential parcels adjacent to commercial zones not separated by an arterial or collector.

***(ORS requires 1000'
between each other)***

POTENTIAL SEQUENCE PART 1





EDITS SINCE MARCH 25, MEETING ORD. 2025 – 02 (TAX)

Ord. 2025-02 (Tax):

Adjusted deposit amount to \$15,000



EDITS SINCE MARCH 25, MEETING ORD. 2025 – 03 (TPMS)

Ord. 2025-03 (TPMs):

The spacing distance specified in this section is reduced by 25% if there is a physical or geographic barrier capable of preventing children from traversing to the premises of the marijuana retailer. Physical or geographic barrier is defined as railroad tracks and Oregon state highways.

Spacing is measured from property line of use creating buffer to façade of retail dispensary.

The point of sale and delivery for all retail marijuana sales must take place inside a retail marijuana dispensary. The mobile delivery of marijuana from a retail marijuana dispensary is prohibited.

Hours of Operation. Marijuana businesses shall not be open for business earlier than 8 AM and no later than 8 PM of the same day.



EDITS SINCE MARCH 25, MEETING ORD. 2025 – 04 (SIGNS)

Ord. 2025-04 (Signs):

Deleted “signs that make unsubstantiated claims about health benefits of marijuana, promote excessive or irresponsible consumption of marijuana” from the prohibitions because that language is the most susceptible to failing strict scrutiny.



EDITS SINCE MARCH 25, MEETING ORD. 2025 – 05 (BUS. LIC.)

Ord. 2025-05 (BL):

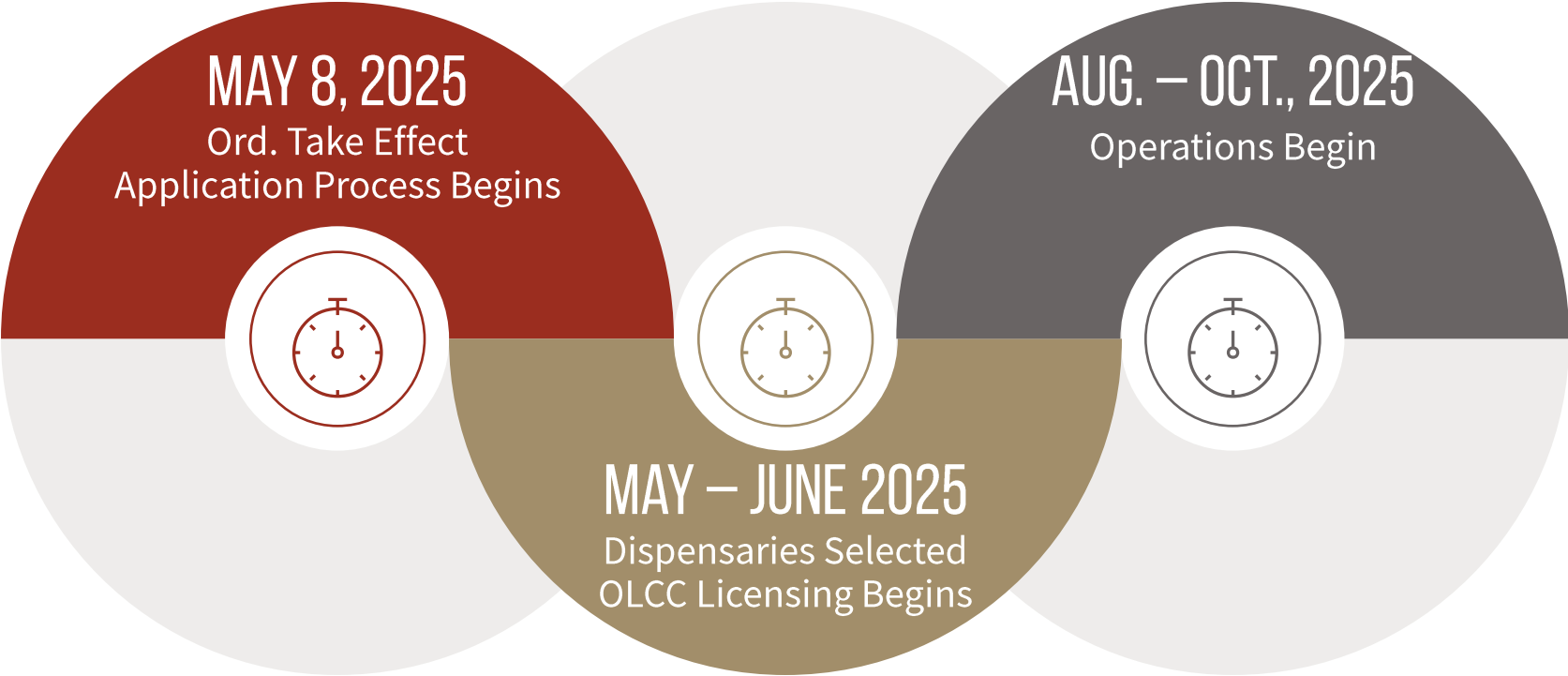
Added the word “retail” before marijuana businesses.

All retail marijuana business license applications are subject to a qualitative application review process by the City.

Will include following in Fee Schedule

- Application Fee \$1,500 (+ \$75 for business license)
- Renewal Fee \$500 (+ \$75 for business license)

POTENTIAL SEQUENCE PART 2





QUESTIONS

MARIJUANA TAX COLLECTION PROCESS

RETAIL SALES

3% tax is collected for City and 17% tax is collected for State at time of the retail sale

- Exemptions exist for RIC
- Retailer must be registered with the City

TAX REMITTANCE

Taxes are due to the City along with the tax reporting

- * Retailers may withhold 2 cents of each dollar of tax for administrative costs.

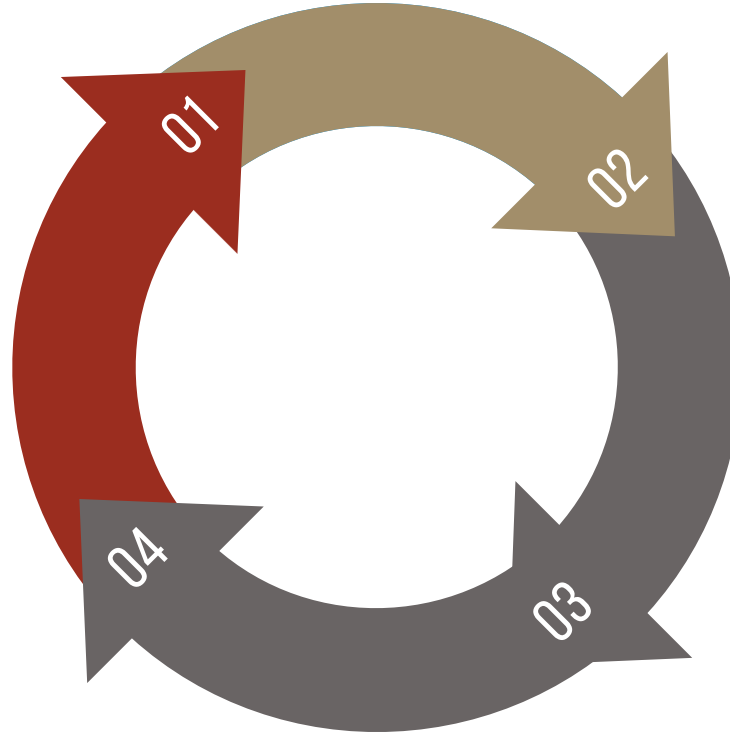
TAXES HELD

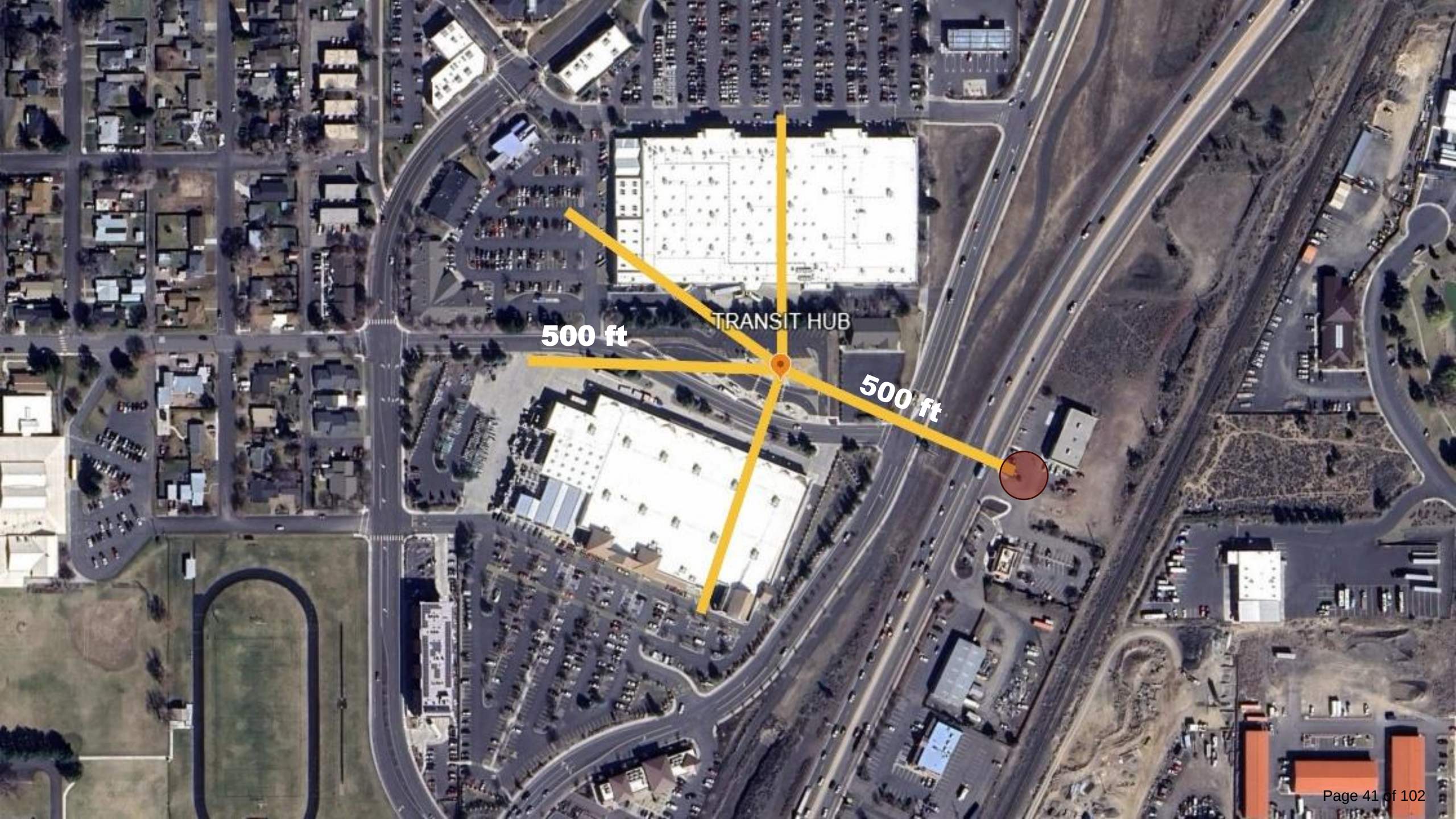
Retailer accumulates taxes to remit to the City and State (up to 90 days)

TAX REPORTING

Reports are due on the last day of the month, following quarter end (i.e. July 31, October 31, January 31, and April 30)

- * Retailer submissions remain confidential, unless release is required by law.









CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
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info@redmondoregon.gov
redmondoregon.gov

STAFF REPORT

DATE: April 8, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Keith Leitz, City Attorney
Keith Witcosky, City Manager
James Wood, Finance Director
SUBJECT: Ordinance #2025-02: An Ordinance of the City of Redmond imposing a three percent tax on the sale of marijuana items by a marijuana retailer.

Report in Brief:

This item presents City Council with the ability to implement a 3% tax on marijuana sales at licensed retail dispensaries in the Redmond city limits in accordance with ballot measure 9-177 and 9-178 which were approved by Redmond voters on November 5, 2024.

Background:

In July 2016, through the previous passage of Measure 91, recreational cannabis use and possession by people 21 and older was legalized in Oregon.

While Oregon legalized the recreational use of marijuana, Redmond did not opt into the statewide program. The Redmond opt-out was done by using the existing City Code related to business licenses, which states land use permits and business license uses must comply with local, state and federal law. Since marijuana is not legal at the federal level, the Council had the ability to request the Oregon Liquor Control Commission (OLCC) not to process requests for marijuana licensures in the Redmond city limits.

In November 2024, Redmond voters passed two Measures which showed a majority are in favor of retail marijuana dispensaries. First, Measure 9-177 (53.5% to 46.5%), which advised the Council that voters desire a change in code to allow for retail marijuana dispensaries in Redmond. Second, a measure adding a three percent (3%) tax to sales of marijuana items, Measure 9-178 (70% to 30%).

To fully implement these measures, the Council has conducted a series of public hearings, including tonight, to consider four ordinances associated with setting the parameters for allowing cannabis dispensaries within the city limits.

The four are:

1. Codify the 3% tax into the City Code.
2. Establish Time Place Manner (TPMs) regulations regarding the operations of dispensaries.
3. Codify changes to the Sign Code related to dispensaries, which is not required, but preferred by the Council.
4. Codify changes to both the Business License rules and the Development Code which would formally allow the use.

Time Place Manner (TPM) Regulations:

Oregon Revised Statutes (ORS) 475C.449 and 475C.897 provide that local governments may impose reasonable regulations on the TPM of operation of recreational and medical marijuana facilities, respectively. The League of Oregon Cities believes that, under the home rule provisions of the Oregon Constitution, local governments do not need legislative authorization to impose TPM restrictions, and that the Legislature's decision to expressly confirm local authority to impose certain restrictions does not preclude cities from imposing other restrictions not described in state law.

State law expressly provides that cities may impose reasonable regulations that include, but are not limited to, the following:

The hours of operation of retail licensees and medical marijuana grow sites, processing sites and dispensaries; the location of recreational licensees, as well as medical marijuana grow sites, processing sites and dispensaries, except that a city may not impose more than a 1,000-foot buffer between retail licensees; impose reasonable conditions on the manner in which marijuana is processed or sold to the public; and the public's access to the premises of recreational licenses, as well as medical marijuana grow sites, processing sites and dispensaries.

Taxation:

Cities which allow marijuana are eligible to receive a pro-rata share of the 10% total statewide marijuana tax revenue. The statewide revenue is distributed based on the following formulas:

75% of the city's population (as compared to the populations of all other cities that receive marijuana tax revenue); and 25% on licensure numbers in the city (as compared to the total number of licensures statewide).

The remaining tax revenues are distributed as follows: 10% to counties; 40% to the Common School Fund; 20% to the Mental Health Alcoholism and Drug Services Account; 5% to the Oregon Health Authority; and 15% to the State Police Account.

Cities may impose their own 3% tax. However, any local tax must be approved by voters at a General Election during an even-numbered year.

Discussion:

On February 25, 2025, City Council was initially presented with the decisions related to implementing dispensaries. A presentation from staff occurred and public testimony was taken. Council requested all items be deferred until the March 25, 2025, Council meeting. In the intervening time, on March 19, 2025, the Redmond Urban Area Planning Commission held a public hearing on the TPMs (which they are required to do since the TPMs change the City Development Code). Subsequently, City Council conducted another public hearing on March 25, 2025, on this item. Testimony was offered, the public hearing was closed and a first reading occurred. Five members of the Council voted in favor of a first reading, one abstained and one was absent.

A second reading and potential vote is scheduled for the April 8, 2025, Council meeting.

The City's proposed tax ordinance for the 3% local tax on marijuana was modeled after the City's existing Transient Lodging Tax, the City's existing Rental Car Tax, and the State of Oregon's Marijuana tax program. The goal of the City's program is to leverage the existing framework currently implemented by the State of Oregon to provide retailers with a seamless integration with the City collection system.

Key elements of the proposed marijuana tax ordinance are:

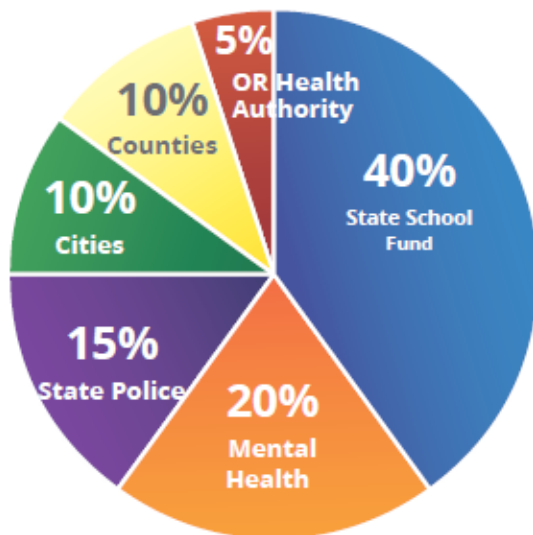
1. The 3% tax is applied on the retail sale of marijuana, which is a direct tax on the consumer, for which payment is required during the transaction.
2. The tax must be separately stated upon receipts provided to the consumer.
3. Exemptions to the marijuana tax are provided for:
 - a. Registry identification cardholders (RIC) under ORS 475C, or
 - b. Designated primary caregiver purchasing marijuana for a registry identification cardholders under ORS 475C.
4. Each retailer registers with the City's marijuana tax program and provides notice to consumers through prominent display of a City-provided certificate.
5. Retailers must submit quarterly financial returns to the City within 30 days of each calendar quarter.
6. Retailers must make tax payments, in full, along with each quarterly return.
7. The retailer may retain 2% of the tax collected for administrative impacts (i.e. \$100.00 sale x 3% tax x 2% administrative withhold = \$0.06).
8. Penalties and interest will be charged against retailers that do not pay timely.
9. Liens may be placed on personal property used in the retailer's business for failure to pay taxes.
10. Appeals may be made directly to the Tax Administrator, with appeals of the Tax Administrator's decision being made to City Council.
11. Unless required by law, information submitted to the marijuana tax program will remain confidential.
12. Retailers are required to maintain 3.5 years of financial/operational records for audit by the City.

Fiscal Impact:

The state imposes a 17% tax on recreational marijuana products. Until the end of 2020, cities that have opted in to allow dispensaries to locate within city limits have received 10% of the state's total tax revenues (minus expenses) on recreational marijuana products. The passage of Measure 110 in November 2020 represented a significant shift in the allocation of state marijuana revenue distributions. Starting in March 2021, quarterly revenue distributions to cities from state marijuana taxes saw roughly a 74% decrease from the fourth quarter 2020 distribution (the final distribution under the old formula). Going forward under Measure 110, cities will share \$1,125,000 quarterly, or \$4,500,000 annually. This amount is indexed with inflation starting July 2023.

The overall state distribution of marijuana taxes are distributed as follows:

**Distribution of Quarterly
\$11.25 Million**



Revenue distributions to cities are made quarterly. However, only individual cities that certify will receive a distribution. This certification had been required quarterly with the OLCC, but in 2020 was moved to an annual certification with the Oregon Department of Administrative Services (DAS), similar to other shared revenue certifications. Since 2017, 75% of the shared revenue is distributed to eligible cities on a per capita basis, and 25% is distributed based on the number of licensed recreational and medical premises in the city (grower, processor, wholesaler, and retailer).

Cities may impose up to an additional 3% local tax on recreational marijuana products. Some cities have an agreement with the Oregon Department of Revenue to have the state collect their local tax at the same time as the state tax is collected. Redmond will collect the taxes on our own.

The City estimates it will collect around \$150,000 - \$200,000 in total per dispensary based on a local 3% tax. This range includes an assumption of state shared revenue.

The City estimate for state shared revenue is around \$55,000 - \$65,000. This is based on the League of Oregon Cities State Shared revenue estimate of \$1.49 - \$1.50 per capita. The City does not estimate a meaningful amount generated by the state's distribution of \$1,356,125 because it is based on the number of dispensaries a city has (estimated at up to 3) in relation to the number open statewide (more than 800).

Similar to other state-shared revenues (i.e. liquor and cigarette taxes), marijuana revenue is a discretionary resource and can be used to fund City services approved by the Budget Committee and City Council. The City's state-shared liquor tax revenue has declined by about \$300k in Fiscal Year 2024/2025 and marijuana revenue could help to stabilize funding for General Operating services (i.e. Police, Transportation and Parks).

Alternative Courses of Action:

1. Conduct a Second Reading and Approve Ordinance #2025-02.
2. Approve Ordinance #2025-02, with modification(s).
3. Do not approve Ordinance #2025-02.
4. Take no action and request more information and review at a future date.

As required by the City Charter, notices regarding this ordinance coming before the Council were posted in three public places on February 18, 2025, March 18, 2025, and April 2, 2025, and copies of the Ordinance were available for review at City Hall.

Recommendation / Suggested Motion:

"I move to have a second reading of Ordinance #2025-02 by title only." (Voice vote)

(The City Attorney will read the ordinance by title only)

"I move to approve Ordinance #2025-02." (Roll call vote)

**CITY OF REDMOND
ORDINANCE NO. 2025-02**

AN ORDINANCE OF THE CITY OF REDMOND IMPOSING A THREE PERCENT TAX ON THE SALE OF MARIJUANA ITEMS BY A MARIJUANA RETAILER.

WHEREAS, the City of Redmond has all powers that the constitutions, statutes, and common law of the United States and Oregon expressly or impliedly grant to allow the City; and

WHEREAS, the City of Redmond adopted by Ordinance 2014-19, a retail sales tax on marijuana items of fifteen percent (15%), which exists in Redmond City Code Chapter 7; and

WHEREAS, Oregon Revised Statute 475C.453 provides that a city council may adopt an ordinance to be referred to the voters that imposes up to a three percent (3%) tax on the sale of marijuana items by a marijuana retailer in the area subject to the jurisdiction of the city; and

WHEREAS, on November 5, 2024, voters approved measure 9-178 by a margin of 70% to 30%, which approved a 3% tax on the sale of marijuana items by a marijuana retailer; and

WHEREAS, This ordinance was considered by City Council on March 25, 2025, and approved for a first reading by a margin of 5-0 (1 abstain, 1 absent).

NOW THEREFORE, BASED ON THE FOREGOING, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the Redmond City Code Sections 7.150 through 7.193. The amendments and adopted text are attached hereto as "Exhibit A".

SECTION TWO: SEVERABILITY: The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

SECTION THREE: EFFECTIVE DATE: This Ordinance shall be effective on the 30th day following its passage.

PASSED by the City Council and **APPROVED** by the Mayor this 8th day of April 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

Exhibit A:

Proposed City Code Amendment – Retail Marijuana Items Tax

CHAPTER 7: BUSINESS LICENSES

Regarding Chapter 7, new proposed text Section 7.167 through 7.193 is identified in **Red**. Proposed deleted text ~~strikethrough~~.

AMUSEMENT DEVICE TAX

(***)

Penalty.....7.167
Enforcement.....7.168

(***)

MARIJUANA ~~ITEMS~~ AND MARIJUANA-INFUSED PRODUCT TAX

Purpose7.170
Definitions7.171
Imposition of Tax.....7.172
Collection of Tax by Retailers; Rules for Collection.....7.174
Retailer’s Duties.....7.175
Exemptions.....7.176
Registration of Retailer; Certification of Authority.....7.177
City Tax Administrator Rules.....7.178
Due Date, Returns, and Payments.....7.179
Delinquency Payments.....7.180
Failure to Report and Remit Tax –
Determination of Tax by Tax Administrator.....7.181
Redeterminations.....7.182
Appeal.....7.183
Security for Collection of Tax.....7.184
Liens.....7.185
Refunds.....7.186
Enforcement.....7.187
Confidentiality.....7.188
Administration.....7.189
Violations.....7.190
Forms and Regulations.....7.191

(***)

Sec. 7.150. - Short Title

The provisions of Sections 7.150 to ~~7.170~~ **7.168** shall be known as the Amusement Device Tax Act.

(***)

Sec. ~~7.168~~ **7.167. - Penalty**

A violation of Section 7.158 is a Class B civil infraction.

Sec. ~~7.170~~ **7.168. - Enforcement.**

In addition to the civil and administrative infraction procedure, the City may file a civil action to recover taxes unpaid or, after mailing notice via certified mail to the person responsible for said business, the

City may place a lien against the real property where the business is located for the amount of the tax plus interest. Said lien shall be filed with the Finance Officer and noted in the lien docket.

RETAIL MARIJUANA ITEMS TAX

Sec. 7.170.- Purpose.

For the purposes of Sections 7.170 through 7.191, every person who ~~sells~~ purchases retail marijuana items, ~~medical marijuana or marijuana-infused products~~ in the City of Redmond is exercising a taxable privilege. The purpose of this chapter is to impose a tax upon the retail purchase sale of marijuana items, ~~medical marijuana, and marijuana-infused products.~~

Sec. 7.171. - Definitions.

When not clearly otherwise indicated by the context, the following words and phrases, as used in in Sections 7.170 through 7.191, shall have the following meanings:

Marijuana item has the meaning given that term in ORS 475C.009(25).

Marijuana retailer (retailer) means a person who sells retail marijuana items to a consumer.

Retail customer means a person (consumer) who purchases marijuana item(s) from a marijuana retailer.

Retail sale price means the price paid for a marijuana item, excluding tax, to a marijuana retailer by or on behalf of a consumer of the marijuana item.

~~Gross Taxable Sales means the total amount received in money, credits, property or other consideration from sales of marijuana, medical marijuana and marijuana-infused products that is subject to the tax imposed by this chapter.~~

~~Manager means the City Manager for the City of Redmond or his/her designee.~~

~~Marijuana means all parts of the plant of the Cannabis family Moraceae, whether growing or not; the resin extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant or its resin, as may be defined by Oregon Revised Statutes as they currently exist or may from time to time be amended. It does not include the mature stalks of the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any other compound, manufacture, salt, derivative, mixture, or preparation of the mature stalks (except the resin extracted there from), fiber, oil, or cake, or the sterilized seed of the plant which is incapable of germination.~~

~~Oregon Medical Marijuana Program means the office within the Oregon Health authority that administers the provisions of ORS 475.300 through 475.346, the Oregon Medical Marijuana Act, and all policies and procedures pertaining thereto.~~

~~Person means natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or any group or combination acting as a unit, including the United States of America, the State of Oregon and any political subdivision thereof, or the manager, lessee, agent, servant, officer or employee of any of them.~~

~~Purchase or Sale means the acquisition or furnishing for consideration by any person of marijuana within the City.~~

~~Purchaser means any person who acquires marijuana from a seller for any valuable consideration.~~

~~Registry Identification Cardholder means a person who has been diagnosed by an attending physician with a debilitating medical condition and for whom the use of medical marijuana may mitigate the symptoms or effects of the person's debilitating medical condition, and who has been issued a registry identification card by the Oregon Health Authority.~~

~~Retail Sale means the transfer of goods or services in exchange for any valuable consideration.~~

~~Seller means any person who is required to be licensed or has been licensed by the State of Oregon to provide marijuana or marijuana-infused products to purchasers for money, credit, property or other consideration.~~

~~Tax means either the tax payable by the seller or the aggregate amount of taxes due from a seller during the period for which the seller is required to report collections under this chapter.~~

~~Taxpayer means any person obligated to account to the Manager for taxes collected or to be collected, or from whom a tax is due, under the terms of this chapter.~~

Sec. 7.172. - Levy of Imposition of Tax

As described in ORS 475C.453, the City of Redmond hereby imposes a tax of three percent (3%) on the retail sale price of marijuana items by a marijuana retailer (retailer) in the area subject to the jurisdiction of the city.

The tax constitutes a debt owed by the retail customer to the City which is extinguished only by payment to the retailer or to the City. The retail customer shall pay the tax to the retailer at the time the retail sale price is paid.

The retailer shall enter the tax on its records when the retail sale price is collected if the retailer keeps records on the cash accounting basis; and when earned if the retailer keeps records on the accrual accounting basis. If for any reason the tax due is not paid to the retailer of the commercial establishment, the tax administrator may require that such tax shall be paid directly to the City.

~~1. There is hereby levied and shall be paid a tax by every seller exercising the taxable privilege of selling marijuana and marijuana-infused products as defined in this chapter.~~

~~2. The amount of tax levied is as follows:~~

- ~~A. Five percent of the gross sale amount paid to the seller by a registry identification cardholder.~~
- ~~B. Fifteen percent of the gross sale amount paid to the seller of marijuana and marijuana-infused products by individuals who are not purchasing marijuana under the Oregon Medical Marijuana Program.~~
- ~~C. The purchaser shall pay the tax to the seller at the time of the purchase or sale of marijuana.~~

~~**7.183 Deductions.** The following deductions shall be allowed against sales received by the seller providing marijuana:~~

- ~~1. Refunds of sales actually returned to any purchaser;~~
- ~~2. Any adjustments in sales which amount to a refund to a purchaser, providing such adjustment pertains to the actual sale of marijuana or marijuana-infused products and does not include any adjustments for other services furnished by a seller.~~

Sec. 7.174 Seller Responsible for Payment of Tax. Collection of Tax by Retailers; Rules for Collection.

- ~~1. The taxes collected by the seller are due and payable to the Manager on a calendar basis on the 20th day of the month for the preceding month and are delinquent on the last day of the month in which they are due. The seller shall make a return to the Manager, on forms~~

~~provided by the City, specifying the total sales subject to this chapter and the amount of tax collected under this chapter. The Manager may require further information in the return relevant to payment of the tax. A return shall not be considered filed until it is actually received by the Manager.~~

- ~~2. At the time the return is filed, the full amount of the tax collected shall be remitted to the Manager. Payments received by the Manager for application against existing liabilities will be credited toward the period designated by the taxpayer under conditions that are not prejudicial to the interest of the City. A condition considered prejudicial is the imminent expiration of the statute of limitations for a period or periods.~~
- ~~3. Non-designated payments shall be applied in the order of the oldest liability first, with the payment credited first toward any accrued penalty, then to interest, then to the underlying tax until the payment is exhausted. Crediting of a payment toward a specific reporting period will be first applied against any accrued penalty, then to interest, then to the underlying tax. If the Manager, in his or her sole discretion, determines that an alternative order of payment application would be in the best interest of the City in a particular tax or factual situation, the Manager may order such a change. The Manager also may require additional information in the return relevant to payment of the liability. All taxes collected by sellers pursuant to this chapter shall be held in trust for the account of the City until payment is made to the Manager. A separate trust bank account is not required in order to comply with this provision.~~
- ~~4. For good cause, the Manager may extend the time for filing a return or paying the tax for not more than one month. Further extension may be granted only by the City Council. A seller to whom an extension is granted shall pay interest at the rate of one percent (1%) per month on the amount of tax due, without proration for a fraction of a month. If a return is not filed and if the tax and interest due are not paid by the end of the extension granted, the interest shall become a part of the tax for computation of penalties prescribed in Section 7.185.~~
- ~~5. Every seller required to remit the tax imposed in this chapter shall be entitled to retain five percent (5%) of all taxes due to defray the costs of bookkeeping and remittance.~~
- ~~6. Every seller must keep and preserve in an accounting format established by the Manager records of all sales made by the dispensary and such other books or accounts as may be required by the Manager. Every seller must keep and preserve for a period of three (3) years and six (6) months all such books, invoices and other records. The Manager shall have the right to inspect all such records at all reasonable times.~~

1. The tax imposed upon the retail customer under RCC Section 7.172 shall be collected at the point of sale and remitted by each retailer that engages in the retail sale of marijuana items.
2. In addition to being property of the City held in trust by the retailer, the tax collected or accrued by the retailer constitutes a debt owing by the retailer to the City.

Sec. 7.175 Retailer's Duties.

Each retailer shall collect the tax imposed by **Section 7.172** at the same time as the retail sale price is collected from every retail customer. The amount of tax shall be separately stated upon the retailer's records, and any receipt rendered by the retailer. No retailer shall advertise that the tax or any part of the tax will be assumed or absorbed by the retailer, or that it will not be added to the retail price, or that, when added, any part will be refunded, except in the manner provided by these sections.

Sec. 7.176 Exemptions.

The tax shall not be imposed upon a registry identification cardholder, as outlined in ORS 475C.783; a designated primary caregiver who is purchasing a marijuana item for a registry identification cardholder, as outlined in ORS 475C.783; or other items specifically exempted from the tax under ORS 475C.678.

Sec. 7.177 Registration of Retailer; Certification of Authority.

1. Each retailer shall register with the tax administrator on a form provided by the administrator. Retailers starting a new business must register within 15 calendar days after commencing business. The privilege of registration after the date of imposition of the tax shall not relieve any person from the obligation of payment or collection of the tax regardless of registration.
2. The registration shall include:
 - a. The name(s) under which a retailer transacts or intends to transact business.
 - b. The mailing and physical addresses of the business.
 - c. Other information to facilitate the collection of the tax as the tax administrator may require.
 - d. The signature of the retailer.
3. The tax administrator shall, within ten days after registration, issue without charge a certificate of authority to each registrant to collect the tax from the retail customer, together with a duplicate for each additional place of business of each registrant. Certificates are non-assignable and non-transferable and shall be surrendered immediately to the tax administrator on the cessation of business at the location named or on the sale or transfer of the business. Each certificate and duplicate shall state the place of business to which it is applicable and shall be prominently displayed or readily available upon request so as to be seen by or available to all retail customers.
4. The certificate shall state:
 - a. The name of the retailer.
 - b. The address of the retailer.
 - c. The date on which the certificate was issued.
 - d. "This Marijuana Item Tax Collector Certificate of Authority signifies that the retailer named has fulfilled the requirements of the marijuana item tax provisions of the Redmond Code by registering with the tax administrator for the purpose of collecting from retail customers the marijuana item tax imposed by the City and remitting the tax to the tax administrator. This certificate does not authorize any person to conduct any unlawful business or to conduct any lawful business in an unlawful manner, or to operate marijuana retail without strictly complying with all local applicable laws including but not limited to those requiring a permit from any board, commission, department or office of the City of Redmond. This certificate does not constitute a permit."

Sec. 7.178 City Tax Administrator Rules.

The City Tax Administrator shall enforce provisions of these sections and is hereby authorized to establish such rules and procedures for the implementation and enforcement of this subchapter, consistent with its provisions, as the tax administrator considers necessary and appropriate.

Sec. 7.179 Due Date, Returns and Payments.

1. The retailer shall file a return to the City of Redmond on or before the last day of January, April, July and October of each year for the previous calendar quarter.
2. Retailers shall file the returns required under this section regardless of whether any tax is owed.
3. The retailer shall pay the tax to the City of Redmond in the form and manner prescribed by the City, but not later than with each quarterly return, without regard to extension granted under subsection (7) of this section.
4. Returns shall show the amount of tax collected or otherwise due for the related period. The tax administrator may require returns to show the total retail sales on which tax was collected or is due, gross receipts of the retailer for the period, an explanation in detail of any discrepancy between the amounts, and the amounts of retail sales exempt.
5. The retailer shall deliver the return and the tax due to the tax administrator's office either by

personal delivery or by mail. If the return is mailed, the postmark shall be considered the date of delivery for determining delinquencies.

6. The retailer may retain two percent (2%) of the tax as reimbursement for the costs incurred by the retailer in collecting and reporting a marijuana item tax and in maintaining marijuana item tax records.
7. For good cause, the tax administrator may extend the time for filing a return or paying the tax for not more than one month. No further extensions shall be granted except by the Council. A retailer to whom an extension is granted shall pay interest at the rate of ten percent (10%) per year on the amount of tax due, without proration for a fraction of a month. If a return is not filed, and the tax and interest due are not paid by the end of the extension, the interest shall become a part of the tax for computation of penalties described in **Section 7.180**.
8. The tax administrator may require returns and payment of the amount of taxes for other than quarterly periods in individual cases to ensure payment or to facilitate collection by the City.

Sec. 7.180 Delinquency Payments.

1. Any retailer who has not been granted an extension of time for remittance of tax due and who fails to remit any portion of any tax imposed by this chapter prior to delinquency shall pay a penalty of ten percent (10%) of the tax due, in addition to the tax.
2. Any retailer who has not been granted an extension of time for remittance of tax due and who fails to pay a delinquent remittance before the expiration of 31 days following the date on which the remittance became delinquent, shall pay a second delinquency penalty of fifteen percent (15%) of the tax due, the amount of the tax, and the ten percent (10%) penalty first imposed.
3. If the ~~Manager~~ **tax administrator** determines that the non-payment of a remittance is due to fraud or intent to evade the tax, a penalty of twenty-five percent (25%) of the amount of the tax shall be added to the penalties stated in subsections (1) and (2) of this section.
4. In addition to the penalties imposed by this section, any retailer who fails to remit the required tax imposed by this chapter shall pay interest at the rate of **ten percent (10%)** ~~one percent (1%)~~ per year, without proration for portions of a month on the tax due, exclusive of penalties, from the date on which the tax first became delinquent until paid.
5. Every penalty imposed, and such interest as accrues under the provisions of this section, shall become a part of the tax required to be paid.
6. ~~An operator~~ **A retailer** who fails to remit the tax within the required time may petition the tax administrator for waiver and refund of the penalty or a portion of it. The administrator may, if good cause is shown, direct a refund of the penalty or a portion of it.

Sec. 7.181 Failure to Report and Remit Tax – Determination of Tax by ~~Manager~~ Tax Administrator.

1. In making a determination that the returns are incorrect, the tax administrator may compute and determine the amount required to be paid on the basis of the facts contained in the return or returns or on the basis of any other information. Deficiency determinations may be made of the amount due for one or more than one period. The determined amount shall be due and payable immediately on service of notice after which the determined amount is delinquent. Penalties on deficiencies shall be applied as provided in **Section 7.180**.
 - a. In making a determination, the tax administrator may offset overpayments that have been made against any deficiency for a subsequent period or against penalties and interest on the deficiency. The interest on deficiencies shall be computed in the manner provided in **Section 7.180**.
 - b. The tax administrator shall give the retailer a written notice of their determination. The notice may be served personally or by mail. If mailed, the notice shall be addressed to the retailer at the address that appears on the records of the tax administrator, and service is completed at the time of deposit in the United States

Post Office.

- c. Except in the case of fraud or intent to evade the tax or rules and regulations pursuant to it, a deficiency determination shall be made and notice mailed within three years after the last day of the month following the close of the monthly period for which the determination has been made or within three years after the return is filed, whichever is later.
 - d. A determination shall become due and payable immediately upon receipt of notice and shall become final within ten days after the tax administrator has given notice. The retailer may petition for redemption and refund if the petition is filed before the determination becomes final.
2. If a retailer fails or refuses to collect the tax or to make, within the time provided, any report or remit the tax, or makes a fraudulent return or otherwise willfully attempts to evade **Sections 7.170 to 7.191**, the tax administrator shall obtain facts and information on which to base an estimate of the tax due. After determining the tax due and the interest and penalties, the tax administrator shall give notice of the total amount due. Notice shall be in the manner provided by **Section 7.181(1)(b)**. The determination and notice shall be made and mailed within three years after discovery by the tax administrator of fraud, intent to evade, failure or refusal to collect the tax, or failure to file a return. The termination becomes due and payable immediately on receipt of notice and becomes final ten days after the tax administrator has given notice. The retailer may petition for redemption and refund if the petition is filed before the determination becomes final.
 3. If the tax administrator believes that collection of any amount of tax will be jeopardized by delay or if a determination will be jeopardized by delay, the tax administrator shall determine the amount to be collected, noting the fact on the determination. The amount determined is immediately due and payable after service of notice. After payment has been made, the retailer may petition for redemption and refund on such determination if the petition is filed within ten days from the date of service of notice by the tax administrator.

Sec. 7.182 Redeterminations.

1. A retailer against whom a determination is made under **Section 7.181** or any person directly interested may petition for redetermination, redemption and refund within the time required in **Section 7.181**. If a petition for redetermination and refund is not filed within the time required, the determination becomes final at the expiration of the allowable time.
2. If a petition for redetermination and refund is filed within the allowable period, the tax administrator shall reconsider the determination and, if the person requests a hearing in the petition, shall grant the person an oral hearing and shall give the person ten days notice of the time and place of the hearing. The tax administrator may continue the hearing if necessary.
3. The tax administrator may decrease or increase the amount of the determination as a result of the hearing. If an increase is determined, the increase is payable immediately after the hearing.
4. The order or decision of the tax administrator on a petition for redetermination of redemption and refund becomes final ten days after service on the petitioner of notice unless appeal of the order or decision is filed with the Council within ten days after service of the notice.
5. No petition for redetermination of redemption and refund or appeal therefrom shall be effective for any purpose unless the operator has first complied with the payment provisions hereof.

Sec. 7.183 Appeal.

1. ~~Any seller aggrieved by any decision of the Manager with respect to the amount of such tax, interest and penalties, if any, may appeal to the City Council by filing a notice of appeal with the Manager within fifteen (15) days of mailing of the notice of a decision. The City Manager shall fix a time and place for hearing the appeal, as prescribed by the City Council, and shall give the appellant fifteen (15) days written notice of the time and place of the hearing before the City Council.~~
2. ~~The appellant shall pay a nonrefundable appeal fee to facilitate the appeal. Appeal Fees shall~~

be set at \$150 for each decision appealed, and may be adjusted by Resolution of the City Council.

- ~~3. The parties shall be entitled to appear personally and by counsel and to present such facts, evidence and arguments as may tend to support the respective positions on appeal.~~
- ~~4. The City Council shall afford the parties an opportunity to be heard at an appeal hearing after reasonable notice. The City Council shall take such action upon the appeal it sees fit. The City Council shall at a minimum:
 - ~~a. At the commencement of the hearing, explain the relevant issues involved in the hearing, applicable procedures and the burden of proof.~~
 - ~~b. At the commencement of the hearing place on the record the substance of any written or oral ex parte communications concerning any relevant and material fact in issue at the hearing which was made outside the official proceedings during the pendency of the proceeding. The parties shall be notified of the substance of the communication and the right to rebut the communication. Notwithstanding the above, the parties are prohibited from engaging in ex parte communications with the members of the city council.~~
 - ~~c. Testimony shall be taken upon oath or affirmation of the witnesses.~~
 - ~~d. The City Council shall ensure that the record developed at the hearing shows a full and fair inquiry into the relevant and material facts for consideration for the issues properly before the hearings officer.~~
 - ~~e. Written testimony may be submitted under penalty of false swearing for entry into the record. All written evidence shall be filed with the City Recorder no less than five (5) working days before the date of the hearing.~~
 - ~~f. The City Council shall hear and consider any records and evidence presented bearing upon the Manager's determination of amount due, and make findings affirming, reversing or modifying the determination.~~
 - ~~g. Informal disposition may be made of any case by stipulation, agreed settlement, consent order or default.~~~~
- ~~5. The action of the Manager shall be stayed pending the outcome of an appeal properly filed pursuant to this section.~~
- ~~6. Failure to strictly comply with the applicable appeal requirements, including but not limited to the required elements for the written notice of appeal, time for filing of the notice of appeal, and payment of the applicable appeal fee, shall constitute jurisdictional defects resulting in the summary dismissal of the appeal.~~
- ~~7. The findings of the City Council shall be final and conclusive, and shall be served upon the appellant in the manner prescribed above for service of notice of hearing. Any amount found to be due shall be immediately due and payable upon the service of notice.~~

1. Any person aggrieved by any decision of the tax administrator may appeal to the City Council by filing a notice of appeal with the tax administrator within ten days of notice of the decision.
2. The tax administrator shall transmit the notice, together with the file of the appealed matter, to the Council.
3. The Council shall fix a time and place for hearing the appeal and shall give the appellant not less than ten days written notice of the time and place of hearing.

Sec. 7.184. Security for Collection of Tax.

The tax administrator may require a retailer to deposit security in the form of cash, bond or other security. The amount of security shall be fixed by the tax administrator, but shall not be greater than the retailer's estimated average quarterly liability for the period for which the retailer files returns or \$5,000.00, whichever amount is less. The amount of the security may be increased or decreased by the tax administrator, subject to the limitations of this subsection.

Sec. 7.185. Liens.

1. The tax, together with the interest, penalties, filing fees paid to the Clerk of Deschutes County, Oregon, and any advertising costs incurred when the tax becomes delinquent shall be a lien from the date of its recording with the clerk until paid. The lien shall be superior to all subsequent recorded liens on all tangible personal property used in the commercial establishment of an retailer within the City and may be foreclosed and the property sold to discharge the recorded lien. Notice of the lien shall be issued by the tax administrator when the retailer is in default in the payment of the tax, interests or penalty and shall be sent to the delinquent retailer. The personal property subject to the lien seized by the tax administrator may be sold at public auction after ten days notice made by one publication in a newspaper published in the City.
2. A lien for taxes shall be released by the tax administrator after the full payment of all taxes, penalties and interest for which the lien has been imposed. The retailer or person making the payment shall receive a receipt stating that the full amount of taxes, penalties and interest has been paid, that the lien is released, and that the record of lien is satisfied.

Sec. 7.186 Refunds.

1. Whenever the amount of any tax, penalty or interest has been paid more than once or has been erroneously or illegally collected or received by the tax administrator under this chapter, it may be refunded if a verified claim in writing, stating the specific reason for the claim, is filed with the tax administrator within three years from the date of payment. The claim shall be made on forms provided by the tax administrator. If the claim is approved by the tax administrator, the excess amount may be refunded or may be credited on any amounts then due and payable by the retailer, and the balance may be refunded to the ~~retailer~~ **retailer**, or the ~~retailer's~~ **retailer's** administrators, executors or assigns.
2. No refund shall be paid under the provisions of this section unless the claimant established the right by written records showing entitlement to such refund and the ~~Manager~~ **tax administrator** acknowledged the validity of the claim.

Sec. 7.187 Enforcement.

Any tax required to be paid by any retailer under the provisions of this chapter shall be deemed a debt owed by the retailer to the City. Any such tax collected by a retailer which has not been paid to the City shall be deemed a debt owed by the retailer to the City. Within three years after the tax becomes payable or within three years after a determination becomes final, the City may bring an action in the name of the City in the courts of this state, another state or the United States to collect the amount delinquent and penalties and interest. In lieu of filing an action for the recovery, the City, when taxes due are more than 30 days delinquent, can submit any outstanding tax to a collection agency. So long as the City has complied with the provisions set forth in ORS 697.105 (as hereafter amended), in the event the City turns over a delinquent tax account to a collection agency, it may add to the amount owing an amount equal to the collection agency fees.

Sec. 7.188 Confidentiality.

Except as otherwise required by law, it shall be unlawful for the City, any officer, employee or agent to divulge, release or make known in any manner any financial information submitted or disclosed to the City under the terms of this chapter. Nothing in this section shall prohibit:

1. The disclosure of the names and addresses of any person who is operating a licensed establishment from which marijuana is sold or provided; or
2. The disclosure of general statistics in a form which would not reveal an individual retailer's financial information; or
3. Presentation of evidence to the court, or other tribunal having jurisdiction in the prosecution of any criminal or civil claim by the tax administrator or an appeal from the tax administrator for amount due the City under this chapter; or

4. The disclosure of information when such disclosure of conditionally exempt information is ordered under public records law procedures; or
5. The disclosure of records related to a business' failure to report and remit the tax when the report or tax is in arrears for over six months or the tax exceeds five thousand dollars (\$5,000). The City Council expressly finds and determines that the public interest in disclosure of such records clearly outweighs the interest in confidentiality under ORS 192.501(5).

Sec. 7.189 Administration

1. It shall be the duty of every retailer liable for the collection and payment to the city of any tax imposed by this chapter to keep and preserve, for a period of three (3) years and six (6) months all records, books, reports, income tax reports, OLCC tax reports and other matters required by this chapter as may be necessary to determine the amount of such tax as the retailer may have been liable for the collection of and payment to the City, which records the tax administrator shall have the right to inspect at all reasonable times as set forth below. Every retailer shall maintain records of marijuana purchase and sales, accounting books and records of income. Retailers must, at a minimum, include a cash receipt and deposit journal, and a cash disbursements journal/check register for all authorized deductions. These records and books shall reconcile to the tax reports and be auditable. They shall also reconcile to the retailer's income tax reports. If the tax administrator finds the books and records of the retailer are deficient in that they do not provide adequate support for tax reports filed, or the retailer's accounting system is not auditable, it shall be the responsibility of the retailer to improve its accounting system to the satisfaction of the tax administrator.
2. The City, for the purpose of determining the correctness of any tax return, or for the purpose of an estimate of taxes due, may examine or may cause to be examined by an agent or representative designated by the City for that purpose, any books, papers, records, or memoranda, including copies of retailer's state and federal tax returns, bearing upon the matter of the retailer's tax return. All books, invoices, accounts and other records shall be made available within the City limits and be open at any time during regular business hours for examination by the tax administrator or an authorized agent of the tax administrator. If any taxpayer refuses to voluntarily furnish any of the foregoing information when requested, the tax administrator may immediately seek a subpoena to require that the taxpayer or a representative of the taxpayer attend a hearing or produce any such books, accounts and records for examination.

Sec. 7.190 Violations

1. It is unlawful for any retailer or any other person so required to fail or refuse to register as required, or to furnish any return required to be made, or fail or refuse to furnish a supplemental return or other data required by the ~~Manager~~ **tax administrator** or to enter a false or fraudulent report, with intent to defeat or evade the determination of any amount due required by this chapter.
2. Violation of any provision of this chapter of this code shall be punishable by a Class A civil infraction and/or a Class A administrative infraction. Every day in which the violation is caused or permitted to exist constitutes a separate infraction, and the punishment therefore shall be in addition to any other penalty, interest, sum or charge imposed by this code or this chapter. Delinquent taxes and fees, penalty and interest imposed by this chapter and this code may be collected in a civil action.
3. The remedies provided by this section are not exclusive and shall not prevent the City from exercising any other remedy available under the law, nor shall the provisions of this ordinance prohibit or restrict the City or other appropriate prosecutor from pursuing criminal charges under state law or City ordinance.

Sec. 7.191 Forms and Regulations.

The ~~Manager~~ **tax administrator** is hereby authorized to prescribe forms and promulgate rules and regulations to aid in the making of returns, the ascertainment, assessment and collection of said marijuana item tax and in particular and without limiting the general language of this chapter, to provide for:

1. A form of report on sales and purchases to be supplied to all retailers;
2. The records which retailers providing marijuana **items** ~~and marijuana-infused products~~ are to keep concerning the tax imposed by this chapter.



CITY OF REDMOND

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STAFF REPORT

DATE: April 8, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Steve Ashworth, Deputy City Manager
Keith Leitz, City Attorney
Kyle Roberts, Planning Director
SUBJECT: Ordinance #2025-03: An Ordinance of the City of Redmond amending the Redmond City Code, Chapter 8, regulating time, place, and manner for retail marijuana dispensaries.

Report in Brief:

This item requests City Council to conduct a second reading of Ordinance #2025-03, amending the Redmond Development Code to establish marijuana dispensaries as a use and establish time, place, and manner (TPM) regulations.

Background:

An essential mechanism needed to regulate the siting and operation of marijuana dispensaries are TPM regulations. Oregon Revised Statutes (ORS) 475C.449 and 475C.897 provide that local governments may impose reasonable regulations on the TPM of operation of recreational and medical marijuana facilities, respectively. Under the home rule provisions of the Oregon Constitution, local governments do not need legislative authorization to impose TPM restrictions, and that the Legislature's decision to expressly confirm local authority to impose certain restrictions does not preclude cities from imposing other restrictions not described in state law. State law expressly provides that cities may impose reasonable regulations that include, but are not limited to, the following: hours of operation; the location of recreational licensees, except that a City may not impose more than a 1,000 foot buffer between retail licensees; impose reasonable conditions on the manner in which marijuana is sold to the public; and the public's access to the premises of retail dispensaries.

City Council conducted another public hearing on March 25, 2025, on this item. Testimony was offered, the public hearing was closed and a first reading occurred. Five members of the Council voted in favor of a first reading, one abstained and one was absent.

A second reading and potential vote is scheduled for the April 8, 2025, Council meeting.

Discussion:

With direction from City Council, staff drafted amendments to the zoning standards of the RDC, specifically, adding marijuana business as a use to each zoning district's use table as well as the creation of a new section of code for the TPM regulations. In general, marijuana businesses will only be allowed in C-1, C-2 (excluding the Downtown Overlay District), and C-3 commercial zoning districts. Furthermore, marijuana businesses cannot be located: adjacent to any residentially zoned area; within 500 feet of any public parks, shelters and treatment facilities, and the Redmond transit hub; within 1,000 feet of licensed childcare and daycare facilities, a public elementary or secondary school or private or parochial elementary or secondary school; and within 1,000 feet of another marijuana business. Further details of the TPMs are included in Exhibit B of this staff report.

Planning Commission Recommendation:

As required through the legislative amendment process, the Redmond Urban Area Planning Commission (UAPC) held the first evidentiary public hearing on March 19, 2025. After review, public testimony, and deliberation, the UAPC voted unanimously (6-0) to recommend City Council adopt the proposed amendments as presented by staff with modifications to increase the buffer for shelters from 500 feet to 1,000 feet; reduce the buffer for the Redmond Transit Hub from 500 feet to 250 feet; and the Commission recommended staff create a variance process that can be used to allow for flexibility when applying buffering to properties with unique circumstances.

Modifications to Ordinance #2025-03:

Based on input provided at the public hearing on March 25, 2025, staff have made the following modifications to the proposed TPMs:

- 1) Sec. 8.905(5): The point of sale and delivery for all retail marijuana sales must take place inside a retail marijuana dispensary. The mobile delivery of marijuana from a retail marijuana dispensary is prohibited.
- 2) Sec. 8.905(6): Marijuana businesses are considered "general retail" for purposes of off-street parking requirements.
- 3) Sec. 8.910(6): The spacing distance specified in this section is a straight-line measurement from the property line of the use creating the buffer distance requirement to the front façade of the dispensary.
- 4) Sec. 8.910(7): The spacing distance specified in this section may be reduced by 25% if there is a physical or geographic barrier capable of preventing children from traversing to the premises of the marijuana retailer. Physical or geographic barrier is defined as railroad tracks or Oregon state highways.
- 5) Sec. 8.915(4): Hours of Operation. Marijuana businesses shall not be open for business earlier than 8 AM and no later than 8 PM of the same day.

Fiscal Impact:

There are no direct fiscal impacts to the City with this development code amendment.

Alternative Courses of Action:

Courses of action include:

1. Conduct a Second reading and Approve Ordinance #2025-03.
2. Approve Ordinance #2025-03, with modification(s).
3. Do not approve Ordinance #2025-03.
4. Take no action and request more information and review at a future date.

As required by the City Charter, notices regarding this ordinance coming before the Council were posted in three public places on March 18, 2025, and April 3, 2025, and three copies of the Ordinance were available for review at City Hall.

Recommendation / Suggested Motion:

"I move to have a second reading of Ordinance #2025-03, by title only." (Voice vote)

(The City Attorney will read the ordinance by title only)

"I move to approve Ordinance #2025-03." (Roll Call vote)

**CITY OF REDMOND
ORDINANCE NO. 2025-03**

**AN ORDINANCE OF THE CITY OF REDMOND AMENDING THE REDMOND CITY CODE
CHAPTER 8 REGULATING TIME PLACE AND MANNER FOR RETAIL MARIJUANA
DISPENSARIES.**

WHEREAS, the City of Redmond has all powers that the constitutions, statutes, and common law of the United States and Oregon expressly or impliedly grant to allow the City; and

WHEREAS, Oregon Revised Statute (ORS) 475C.449 specifically authorizes cities to implement local time, place, and manner regulations; and

WHEREAS, on November 5, 2024, voters approved advisory ballot measure 9-177 by a margin of 53.5% to 46.5%, which requested the City Council allow the sale of marijuana items by a marijuana retailer within the City; and

WHEREAS, the Redmond Urban Area Planning Commission held a public hearing on March 19, 2025, and, after reviewing the record and gathering public testimony, has recommended that the City Council adopt time, place, and manner regulations for retail marijuana dispensaries; and

WHEREAS, the City Council held multiple public hearings to consider time, place, and manner regulations for retail marijuana dispensaries, reviewed the existing record and has gathered additional evidence and public testimony; and

WHEREAS, the City of Redmond finds that certain time, place, and manner regulations are necessary for public safety, efficiency, aesthetics, and orderly administration for retail marijuana dispensaries within the City; and

WHEREAS, the City Council determines that the findings contained in Exhibit C for the adoption of the amendments to the Redmond Development Code have fully addressed the City's Comprehensive Plan, the applicable state law, the Statewide Planning Goals and the City's standards and criteria for an amendment to the Redmond Development Code; and

WHEREAS, the City Council finds that the attached amendments are necessary to further these interests; and

WHEREAS, this ordinance was considered by City Council on March 25, 2025, and approved for a first reading by a margin of 5-0 (1 abstain, 1 absent).

NOW THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the Redmond City Code Sections 8.026 through 8.260 and establishes Sections 8.900 through 8.915. The amendments and adopted text are attached hereto as "Exhibit A" and "Exhibit B", respectively.

SECTION TWO: In support of the approval, the City of Redmond hereby adopts the findings, which are attached hereto as "Exhibit C", which were prepared by City staff and demonstrate compliance with the Redmond Development Code, Section 8.760 – Amendments, and the applicable Statewide Planning Goals.

SECTION THREE: SEVERABILITY: The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

SECTION FOUR: EFFECTIVE DATE: This Ordinance shall be effective on the 30th day following its passage.

PASSED by the City Council and **APPROVED** by the Mayor this 8th day of April 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

EXHIBIT A

Sec. 8.026. Consistency with Plans and Laws.

Actions initiated under this Code shall be consistent with applicable State and Federal laws and regulations as these laws and regulations may now or hereafter provide. No parcel of land or structure may be used for, or in conjunction with, an activity that violates any State or Federal law **(with the exception of federal laws related to marijuana businesses and processing industrial hemp)**.

(Ord. No. 2014-03, 4-1-2014)

Sec. 8.135. Table A, Residential Zones, Uses Permitted.

The following uses are allowed outright or conditionally in each of the Residential zones as follows:

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" means Not Allowed

Residential Uses:	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Accessory Building:						
Detached sheds, shops, and garages	O	O	O	O	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed.
Guest House	O	O	O	O	O	No kitchen; uses main houses' sewer & water
Accessory Dwelling Unit / Accessory Suite	O	O	O	O	O	Uses main houses' sewer & water or individual City Services; may have kitchen
Accessory Use	O	O	O	O	O	Includes Home Occupations
Apartments						See Multi-Family Complex / Dwelling
Bed and Breakfast	C	C	C	C	C	
Boarding or Rooming House	N	N	C	O	O	
Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster	O	O	O	O	O	
Manufactured Home	O	O	O	O	O	See Single Family Detached Dwelling
Manufactured Home Park	N	N	N	O	O	See Section 8.375
Manufactured Home Subdivision	N	N	O	O	O	Subject to compliance w/ applicable ORS
Multi Family Complex (five + units)	C	C	C	O	O	
Public-Owned Affordable Housing Developments	O	O	O	O	O	See Section 8.145
Nursing, Convalescent, and Assisted Living Facility	N	N	C	C	C	More than 15 people
Planned Unit Development	C	C	C	C	C	
Residential Care Facility	N	N	C	C	O	Defined in and regulated by ORS
Residential Care Home	O	O	O	O	O	Defined in and regulated by ORS
Single Family Detached Dwelling	O	O	O	O	O	

Single Room Occupancy Development	O	O	O	O	O	
Non Residential Uses:	R-1	R-2	R-3	R-4	R-5	RESTRICTIONS AND REQUIREMENTS
Child Care Facility:						
Child Care Center	C	C	C	C	C	
Child Care Home	O	O	O	O	O	
Church, Religious Institution	C	C	C	C	C	
Community Center (private)	C	C	C	C	C	
Community Pool (private)	C	C	C	C	C	
Emergency Shelter	O	O	O	O	O	Reviewed under ORS 197.782. Emergency shelters for natural disaster response are not subject to review.
Farm Use, Farming	O	O	O	O	O	
Marijuana Business	N	N	N	N	N	
Mini Storage	N	N	N	N	N	
Mobile Food Pod	N	N	N	N	N	
Mobile Food Unit	N	N	N	N	N	
Mobile Food Vendor on private property	O	O	O	O	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et seq. Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day period and must be located on real property in association with an event.
Mobile Food Vendor on public property	O	O	O	O	O	Permitted through Special Events provisions in City Code, Section 7.350 et seq. or Parks Reservation Permit.
Multi-Use Trail	O	O	O	O	O	
Park	O	O	O	O	O	
Livestock	O	O	O	O	O	Subject to livestock provisions, Section 8.365
Office	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Retail	N	N	C	C	C	Conditional in conjunction with a master plan or PUD
Residential Conversion of Existing Commercial Structure	O	O	O	O	O	See Section 8.144
School (private)	C	C	C	C	C	
Supportive Shelter	O	O	O	O	O	See Section 8.370, Supportive Shelter Standards.
Tennis Court (private)	O	O	O	O	O	Non-commercial use only
Public Facility or Emergency Management Services	C	C	C	C	C	
City Owned Utility Facility	O	O	O	O	O	
Private Utility Facilities	C	C	C	C	C	
All "R" zones are subject to density transfer provisions. See Section 8.020, "Definitions," Density Transfer, and 8.367, "OSPR / 'R' Zone Density Transfer Provision						

(Ord. No. 2009-04, 4-28-2009; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.137 Table for R-3A Zones, Uses Permitted.

The following uses are allowed outright or conditionally in the Residential Zone R-3A as follows:

Residential Uses:	R-3A	RESTRICTIONS AND REQUIREMENTS
Accessory Building: Detached sheds, shops, garages.	O	Must be located within the property and not in the yard setback areas. Moveable shipping containers, or similar, are not allowed. Potting sheds, or similar, must be located within the property and not in the yard setback areas.
Guest Houses or Accessory Dwelling Unit	O	Connected to primary residential unit utilities; includes kitchen.
Accessory Use	O	Includes Home Occupation.
Multi-Family Complex	O	
Bed and Breakfast	C	
Single Family Detached Dwelling, Duplex, Triplex, Quadplex, Townhouse, Cottage Cluster, Single Room Occupancy Development	O	
Public-Owned Affordable Housing Development	O	See Section 8.145
Residential Care Home	O	Defined and regulated by ORS.
Non-Residential Uses:		
Child Care Facility		
Child Care Center	C	
Child Care Home	O	
Church, Religious Institution	C	
Community Center (private)	C	
Community Pool (private)	C	
Commercial Office	C	Only within buildings existing as of Oct. 20, 2007, or as modified (expanded) up to a maximum of 25 percent. Any modification shall require site plan review. A building destroyed or damaged may be rebuilt up to the former size and general configuration.
Retail	C	
Professional Offices	C	
Restaurant	C	
Theater	C	
Art Gallery or Center	C	
Public or Semi Public Uses	C	
Marijuana Business	N	
Mobile Food Pod	N	
Mobile Food Unit	N	
Mobile Food Vendor on private property	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et. Seq. Can only operate between 8 AM and 9 PM for no more than two consecutive days within a 90-day

		period and must be located on real property in association with an event.
Mobile Food Vendor on public property	O	Permitted through Special Events provisions in City Code, Section 7.350 et. Seq. or Parks Reservation Permit.
School (private)	C	
Supportive Shelter	O	See Section 8.370, Supportive Shelter Standards.
Tennis Court (private)	O	
City Owned Utility Facility	O	
Private Utility Facilities	C	
Residential Conversion of Existing Commercial Structure	O	See Section 8.144
Emergency Shelter	O	Reviewed under ORS 197.78.2 Emergency shelters for natural disaster response are not subject to review.

C = conditional uses.

(Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.190. Table C, Uses Permitted.

The following uses identified below are allowed outright or conditionally in each of the Commercial and Industrial zones. Outright or conditional uses in the M-1.5 zone may be permitted Conditionally in the M-1 or M-2 zones; this allowance does not apply for uses Not Allowed ("N").

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" means Not Allowed

(***)

Retail Uses:	C-1	C-2	C-3	C-4	C-4A	C-5	M-1	M-1.5	M-2	DOD	Restrictions and Requirements:
Bicycle Sales and Service	O	O	N	O	O*	O	N	O	N	O	
Bulky Retail (including furniture)	O	O	N	O	O	O	N	O	N	O	Excludes equipment and heavy equipment.
Contractor Supplies (enclosed)	O	O	N	O	O	N	O	O	O	O	Also called Building Supplies (non-landscaping).
Contractor Supplies (outdoors)	O	C	N	C	O	N	N	O	N	C	
Delicatessen	O	O	O	O	O*	O	C	C	N	O	
Drug Store, Pharmacy	O	O	O	O	O*	O	N	O	N	O	
Equipment Sales, Service & Rental	O	O	N	O	O	N	N	O	N	C	Excludes Heavy Equipment Sales and Service.

Florist	O	O	O	O	O*	O	N	O	N	O	
Gallery, Studio	O	O	N	O	O	O	N	O	N	O	
General Retail	O	O	N	O	O*	O	N	N	N	O	
Gift/Card Shop	O	O	O	O	O*	O	N	N	N	O	
Grocery Store, Market	O	O	N	O	O**	O	N	N	N	O	
Hardware Store	O	O	N	O	O*	O	N	C	N	O	
Heavy Equipment Sales	O	N	N	N	N	N	O	C	O	N	Only permitted w/ primary service use in M Zone.
Heavy Equipment Service	O	N	N	N	N	N	O	C	O	N	
Heavy Equipment Storage (outdoor)	N	N	N	N	N	N	N	C	O	N	
Marijuana Business	O	O	O	N	N	N	N	N	N	N	See Section 8.900, Marijuana Businesses Standards
Medical Supplies (Retail)	O	O	O	O	O	N	N	C	N	O	
Mobile/Manufactured Home Sales & Service	O	N	N	C	N	N	N	N	N	N	
Novelty, Specialty, Variety Store	O	O	C	O	O*	O	N	N	N	O	Includes music, art supply, electronic equipment, sporting goods.
Outdoor Merchandise Display, Other	O	C	N	O	O	N	N	C	N	C	Non storage related; for retail sales.
Pet Shop	O	O	N	O	O	O	N	N	N	O	
Plant Nursery	O	N	N	O	O	O	N	C	N	N	
Thrift Store- ¹	O	O	O	O	N	O	N	N	N	O	

(***)

O* Maximum size = 10,000 square feet

O** Maximum size = 20,000 square feet

(Ord. No. 2012-10, 8-14-2012; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2017-12, 12-12-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.220. Table E, Permitted Uses.

The following land uses are permitted outright or conditionally in each respective zone:

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" mean Not Allowed

LAND USE:	ZONE					Comment:
Residential	FG	OSPR	PF	Park	Airport Zone / Airport Compatibility Zone	
Homeless Shelter	O	O*	C	N	N	
Public-Owned Affordable Housing Development	O	O	O	O	N	See Section 8.145
Single Family Dwelling	O	C	N	N	N	In conjunction with a use permitted by this Section, a caretaker residence or in OSPR with approved density transfer.
Farm Uses:						
Grazing of livestock and horses	N	O	N	N	N	
Production of crops	N	O	O	N	N	
Livestock stabling	O	N	N	N	N	
Other Farm Uses	N	C	N	N	N	
Non-Residential Uses:						
Marijuana Business	N	N	N	N	N	
Mobile Food Pod	N	C	N	N	N	Permitted through Site and Design Review
Mobile Food Unit	N	C	N	N	N	Permitted through Temporary Use Permit, Section 8.380.
Mobile Food Vendor on private property	O	O	O	O	O	Permitted through Business Licensing provisions in City Code, Section 7.005 et seq. Can only operate between 8 Am and 9 Pm for no more than two consecutive days within a 90-day period and must be located on real property in association with an event.

Mobile Food Vendor on public property	O	O	O	O	O	Permitted through Special Events provisions in City Code, Section 7.350 et seq. or Parks Reservation Permit.
Public or Private Schools	C	N	C	N	N	
Parks, trails, reserve areas	O	O	O	O	N	
Public Facilities including cemetery	N	O/C	O/C	O/C	N	Outright only when approved in the Comp Plan or Other Public Facilities Plan for OSPR and Park Zones. Conditional use if adjacent to "R" zone (applies to the PF zone only)
Public Safety, Emergency Services, Training Coordination Facilities	O	C	O	C	C	
Expo Center Arenas	O	N	N	N	N	
Plaza, Amphitheater for Outdoor Events	O	C	O	O	N	
Campground for use during Events	O	N	N	N	N	
Recreational and Sports Facilities	O	C	O	O	C*	In the Public Facility Zone, recreation facilities shall be in public ownership. *Applies to Airport Compatibility Zone.
Museum, Theater, Community Center	O	C	O/C	C	O	In the Public Facility Zone, outright uses for public and non-profit agencies. Conditional use permits are required for commercial uses exceeding six consecutive months or six months within the same calendar year.
Commercial Use: Accessory to Permitted Use	O	O	O	O	O	In the Public Facility Zone, commercial uses are limited to

						no more than 50 percent of the total floor area, building footprint or lot area, whichever is most restrictive. Commercial use subject to a Temporary Use Permit.
RV Park	O	N	N	N	C*	*Applies to Airport Compatibility Zone.
Emergency Shelter	O	O	O	O	O	Reviewed under ORS 197.782. Emergency shelters for natural disaster response are not subject to review.
Supportive Shelter	O	N	O	N	N	See Section 8.370, Supportive Shelter Standards.
Airport						
Airfields					O	
General Aviation					O	
Passenger Terminal Complexes					O	
Air Cargo & Maintenance Facilities					O	
Support Facilities (Air life, Fire, etc.)					O	
Any use complimentary to aviation					O	
Other Uses					O	Light industrial, manufacturing, or commercial uses consistent with applicable provisions of either the Redmond Airport Master Plan, Redmond Comprehensive Plan or if the uses do not create a safety hazard or otherwise limit approved airport uses as determined

						by the Airport Director.
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(Ord. No. 2009-04, 4-28-2009; Ord. No. 2015-04, 5-19-2015; Ord. No. 2016-17, 1-31-2017; Ord. No. 2018-09, 9-11-2018; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2023-07, 12-19-2023)

Sec. 8.260. Table G, Uses Permitted.

The following land uses are permitted outright or conditionally in each respective Zone as follows:

"O" means Permitted Outright

"C" means Permitted Conditionally

"N" means Not Allowed

Standard	MUN	MUE	Reference/Standards:
Commercial Uses:			
Child Care Facilities	C	C	
Marijuana Business	N	N	
Retail Uses	O/C	C***	In the MUN zone, single retail uses are permitted outright up to 25,000 square feet in floor area; single retail uses between 25,000 and 40,000 square feet in floor area require a Conditional Use Permit.
Services Commercial Uses	O	O	
Veterinarian Services	O	O	
Drive through / up facilities as part of an approved use (facilities must include an inside use component such as seating or a service area, except for voting drop offs and postal drop boxes)	O	O	
** Any residential use is prohibited within 1 mile of the Redmond Airport Runway Protection Zone.			
*** In the MUE zone, commercial uses must be of a type and scale that is designed to support surrounding industrial, and employment uses and may not be used for commercial development that serves a primarily regional retail function.			
Standard	MULW	Reference/Standards:	
Commercial Uses:			
Child Care Facilities	C		
Marijuana Business	N		
Retail Uses	O	In the MULW zone, retail use shall be only allowed as an accessory to an outright permitted or conditional use and shall be limited to 2,500 square feet per use.	
Convenience Store	O	Limited to 2,500 square feet in size	

Services Commercial Uses	O	In the MULW zone, service commercial uses shall support the neighborhood (such as beauty and barber shops, day care, dry cleaners) and shall be limited to 2,500 square feet per use.
Drive through / up facilities as part of an approved use (facilities must include an inside use component such as seating or a service area, except for voting drop offs and postal drop boxes)	C	In MULW drive through or drive up facilities shall not be located within 600 feet of any arterial or collector intersection with a State highway, within 400 feet of a local street intersection with a State highway, and not adjacent to or have access to a State highway. Otherwise, drive through or drive up facilities may be located within 100 feet of a collector or arterial street intersection and shall be separated from other drive through and drive up facilities by a minimum of 300 feet.

(Ord. No. 2009-03, 5-26-2009; Ord. No. 2009-14, 12-8-2009; Ord. No. 2011-09, 11-8-2011; Ord. No. 2015-04, 5-19-2015; Ord. No. 2020-15, 11-10-2020; Ord. No. 2022-04, 6-28-2022; Ord. No. 2022-09, 12-13-2022; Ord. No. 2023-07, 12-19-2023)

EXHIBIT B

MARIJUANA BUSINESSES

Sec. 8.900. Purpose.

For the purpose of zoning regulation pursuant to this section, recreational and medical marijuana facilities are considered the same by the City of Redmond.

Sec. 8.905. Applicability and Zoning.

Marijuana businesses are an allowed use in the C-1, C-2 (excluding in the Downtown Overlay District), and C-3 zones. The following standards apply to all marijuana businesses in Redmond:

1. Marijuana businesses include production, laboratories, processing, wholesale, and retail use.
2. Marijuana businesses are prohibited abutting any “R” residentially zoned area, except that this provision shall not apply where the subject property abuts a street that has a highway, major arterial, minor arterial, or collector functional classification as shown in the City of Redmond Transportation System Plan.
3. Home Occupation. A marijuana business may not be operated as a home occupation.
4. The sale or distribution of marijuana is prohibited for mobile vendors and at all special events and outdoor markets.
5. The point of sale and delivery for all retail marijuana sales must take place inside a retail marijuana dispensary. The mobile delivery of marijuana from a retail marijuana dispensary is prohibited.
6. Marijuana businesses are considered “general retail” for purposes of off-street parking requirements.

Sec. 8.910. Restrictions on Location: Marijuana Dispensary or Retailer.

A marijuana dispensary or retailer shall not locate:

1. Within 500 feet of any public parks, shelters and treatment facilities, and Redmond transit hub.
2. Within 1,000 feet of any licensed childcare and daycare facilities.
3. Within 1,000 feet of a public elementary or secondary school for which attendance is compulsory under ORS 339.020, or a private or parochial elementary or secondary school, teaching children as described in ORS 339.030(1)(a).
4. Within 1,000 feet of another marijuana dispensary or retailer.
5. If a new protected property or use described in this section should be established within the aforementioned separation distance of an existing legally established marijuana dispensary or retailer, the existing marijuana dispensary or retailer may remain in place and the separation requirement shall not be applied.
6. The spacing distance specified in this section is a straight-line measurement from the property line of the use creating the buffer distance requirement to the front façade of the dispensary.
7. The spacing distance specified in this section may be reduced by 25% if there is a physical or geographic barrier capable of preventing children from traversing to the premises of the marijuana retailer. Physical or geographic barrier is defined as railroad tracks or Oregon state highways.

Sec. 8.915. Standards of Operation.

1. Compliance with Other Laws. All marijuana businesses shall comply with all applicable laws and regulations, including, but not limited to, zoning, building, and fire codes.
2. Registration and Compliance with State Law. The marijuana business’s state license or authority shall be in good standing with the Oregon Health Authority or Oregon Liquor Control Commission (OLCC) and the marijuana business shall comply with all applicable laws and regulations administered by the respective state agency, including, without limitation those rules that relate to labeling, packaging, testing, security, waste management, food handling, and training.

3. No portion of any marijuana business shall be conducted outside, including but not limited to outdoor storage, production, processing, wholesaling, laboratories and retail sale, except for temporary ingress and egress of vehicles, persons and materials associated with the permitted use.
4. Hours of Operation. Marijuana businesses shall not be open for business earlier than 8 AM and no later than 8 PM of the same day.
5. Odors. A marijuana business shall use an air filtration and ventilation system that is certified by an Oregon Licensed mechanical engineer to ensure that all odors associated with the marijuana is confined to the licensed premises to the extent practicable. For the purposes of this provision, the standard for judging “objectionable odors” shall be that of an average, reasonable person with ordinary sensibilities after taking into consideration the character of the neighborhood in which the odor is made and the odor is detected.
6. Doors and windows shall remain closed, except for the minimum length of time needed to allow people to ingress or egress the building.
7. Secure Disposal. The facility must provide for secure disposal of marijuana remnants or by-products; marijuana remnants or by-products shall not be placed within the marijuana business’s exterior refuse containers.
8. Drive-Through, Walk-Up. A marijuana business may not have a walk-up window or a drive-through.
9. The facility shall maintain compliance with all applicable security requirements of the OLCC including alarm systems, video surveillance, and a restriction on public access to certain facilities or areas within facilities.

EXHIBIT C

FINDINGS FOR TEXT AMENDMENTS TO THE REDMOND CITY CODE, CHAPTER 8 (DEVELOPMENT CODE)

HEARING DATE: March 25, 2025, 6:00 PM, Redmond City Hall Council Chambers and via digital conference (GoTo Meeting)

HEARINGS BODY: Redmond City Council

FILE NUMBER: 711-25-000033-TA

FILE NAME: Redmond Development Code Text Amendment

REQUEST: A Legislative Amendment to the Redmond City Code, Chapter 8 (Development Code) to Establish Cannabis Dispensary Time, Place, and Manner Regulations

APPLICANT: City of Redmond

REVIEWING STAFF: Kyle Roberts, AICP, Planning Director
Keith Leitz, City Attorney

I. BACKGROUND

Summary:

The Redmond Development Code (RDC) is the primary mechanism to implement the City's Comprehensive Plan, regulate zoning, growth and development, land use activity, and other City policies related to Great Neighborhood Principles. As a living document, periodic amendments to the RDC are needed to adapt to changing conditions, comply with Comprehensive Plan policies, new state legislation, or simply to improve administration of provisions within the code. Code amendments touch on many different aspects of the community, livability and have significant implications regarding providing certainty, flexibility and modernization of regulations all at the same time.

In July 2016, through the previous passage of Measure 91, recreational marijuana use and possession by people 21 and older was legalized in Oregon. While Oregon legalized the recreational use of marijuana, Redmond did not opt into the statewide program. The Redmond opt-out was done by using the existing City Code related to business licenses, which states land use permits and business license uses must comply with local, state and federal law. Since marijuana is not legal at the federal level, City Council had the ability to request the Oregon Liquor Control Commission (OLCC) not to process requests for marijuana licensures in the Redmond city limits.

In November 2024, Redmond voters passed two Measures which showed a majority are in favor of retail marijuana dispensaries. First, Measure 9-177 (53.5% to 46.5%), which advised Council that voters desire a change in code to allow for retail marijuana dispensaries in Redmond. Second, a measure adding a three percent tax to sales of marijuana items, Measure 9-178 (70% to 30%).

These proposed amendments to the zoning standards in the Development Code is being initiated legislatively by staff at the direction of Council. The findings and supporting materials demonstrate the proposed text amendments is consistent with the Statewide Planning Goals, the Comprehensive Plan, and RDC Section 8.760 (Amendments). The four criteria set forth in Section 8.760 are addressed herein, as well as applicable state laws and requirements.

Proposal:

An essential mechanism needed to regulate the siting and operation of marijuana dispensaries are Time, Place, and Manner (TPM) regulations. Oregon Revised Statutes (ORS) 475C.449 and 475C.897 provide that local governments may impose reasonable regulations on the TPM of operation of recreational and medical marijuana facilities, respectively. The League of Oregon Cities believes that, under the home rule provisions of the Oregon Constitution, local governments do not need legislative authorization to impose TPM restrictions, and that the Legislature's decision to expressly confirm local authority to impose certain restrictions does not preclude cities from imposing other restrictions not described in state law.

State law expressly provides that cities may impose reasonable regulations that include, but are not limited to, the following: The hours of operation of retail licensees and medical marijuana grow sites, processing sites and dispensaries; the location of recreational licensees, as well as medical marijuana grow sites, processing sites and dispensaries, except that a city may not impose more than a 1,000 foot buffer between retail licensees; impose reasonable conditions on the manner in which marijuana is processed or sold to the public; and the public's access to the premises of recreational licenses, as well as medical marijuana grow sites, processing sites, and dispensaries.

With direction from City Council, staff drafted amendments to the zoning standards of the RDC, specifically, adding marijuana business as a use to each zoning district's use table as well as the creation of a new section of code for the TPM regulations. In general, marijuana businesses will only be allowed in C-1, C-2 (excluding the Downtown Overlay District), and C-3 commercial zoning districts. Furthermore, marijuana businesses cannot be located: adjacent to any residentially-zoned area; within 500 feet of any public parks, shelters and treatment facilities, and the Redmond transit hub; within 1,000 feet of licensed childcare and daycare facilities, a public elementary or secondary school or private or parochial elementary or secondary school; and within 1,000 feet of another marijuana business. Further details of the TPMs are included in Exhibit B of this staff report.

Exhibits:

The proposed amendments to the RDC are comprised of two exhibits. The exhibits are attached hereto:

Exhibit A – Amendments to existing zoning district use tables throughout the RDC

Exhibit B – New section under Article I – Zoning Standards, Marijuana Businesses (Secs. 8.900-8.915)

Noticing:

Noticing for the first evidentiary hearing scheduled for March 19, 2025, was noticed as follows:

- Per ORS 197.610, a notice of proposed change to an implementing regulation and zoning map amendment was submitted to the Department of Land Conservation and Development (DLCD) on February 12, 2025.
- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the March 19th Planning Commission hearing was published in the *Redmond Spokesman* on March 6, 2025.

Noticing for the second evidentiary hearing scheduled for March 25, 2025, was noticed as follows:

- Per Section 8.1110 of the Redmond Development Code, a public hearing notice for the March 25th City Council hearing was published in the *Redmond Spokesman* on March 13, 2025.

Applicable Criteria:

The following are the applicable sections from the Oregon Revised Statutes, Oregon Administrative Rules, and the Redmond Development Code:

- Oregon Revised Statutes (ORS) – Chapters 197 and 475C
- Oregon Administrative Rules (OAR), Chapter 660:
 - Division 15, Statewide Planning Goals and Guidelines
 - Division 18, Post-Acknowledgement Amendments
- City of Redmond Development Code:
 - Article I – Zoning Standards
 - Section 8.760: Criteria for Amendments

II. FINDINGS & CONCLUSIONS

Findings:

Redmond Development Code, Article I – Zoning Standards: Amendments: Sections 8.750 through 8.770 set forth the procedure and standards for an amendment to the text of the Redmond Development Code. Specifically, Section 8.760 sets forth the four review criteria that must be met when evaluating amendment requests. Findings for each criterion are presented below.

8.760 Criteria for Amendments. The burden of proof is upon the applicant. The applicant shall show the proposed change is:

1. In conformity with all applicable State statutes;

FINDING: The following State statutes apply directly to this application:

ORS 197.610, *Submission of proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development*

ORS 197.610 requires local jurisdictions to submit proposed comprehensive plan or land use regulation changes to Department of Land Conservation and Development (DLCD). Notice of the proposed implementing amendments to the Redmond Development Code (RDC) has been provided to DLCD more than 35 days in advance of the first evidentiary hearing concerning the amendments.

ORS 197.797, *Local quasi-judicial land use hearings; notice requirements; hearing procedures*

ORS 197.797 sets forth noticing requirements. The applicable RDC standards that address amendment and legislative procedures and noticing requirements (i.e., Sections 8.750-8.770 and 8.1100-8.1125) were developed in compliance with the applicable State statute regarding noticing and public hearings. The relevant findings, incorporated by reference herein, show compliance with the aforementioned statutes.

Notice of the proposed text amendment has been advertised in the local newspaper (public notice) as required by the RDC and State statute. Regarding statutory public hearing requirements, this proposal is legislative and not quasi-judicial. Sections 8.1100 through 8.1125 of the RDC implement the quasi-judicial statutory requirements in similar fashion and have been met. The Redmond Urban Area Planning Commission and City Council's public hearing and review processes meet the statutory requirements for the purpose of the review.

ORS 475C.449, *Local time, place and manner regulations* [cannabis for recreational use]

ORS 475C.897, *Local time, place and manner regulations* [cannabis for medical use]

ORS 475C.449 and 475C.897 provide that local governments may impose reasonable regulations on the TPM of operation of recreational and medical marijuana facilities, respectively. As previously

mentioned, the League of Oregon Cities believes that, under the home rule provisions of the Oregon Constitution, local governments do not need legislative authorization to impose TPM restrictions, and that the Legislature's decision to expressly confirm local authority to impose certain restrictions does not preclude cities from imposing other restrictions not described in state law.

The TPM regulations as drafted, comply with the time, place, and manner regulations of ORS 475C.449 and 475C.897.

Based on the above discussion and finding, staff concludes that the proposed amendments comply with criterion #1.

2. In conformity with the State-wide planning goals whenever they are determined to be applicable;

FINDING: The following State-wide planning goals have been determined to apply directly to this application:

Goal 1 – Citizen Involvement - calls for the opportunity for citizens to be involved in all phases of the planning process. The Redmond Urban Area Planning Commission serves as the City's formal citizen advisory commission to fulfill Goal 1 and is made up of Redmond area residents.

The agenda for the Planning Commission public hearing, where and when the proposed amendments are discussed, were provided in accordance with law. All documents were available for public review. Public notice advertising the March 19th public hearing was published in the *Redmond Spokesman*.

Goal 2 – Land Use Planning – requires establishing a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

The Oregon Liquor and Cannabis Commission (OLCC) is the agency who issues licenses for marijuana dispensaries at the state level. Per ORS 475C.053, before OLCC will issue a license, the applicant must obtain approval for a Land Use Compatibility Statement (LUCS) from the City. The LUCS must demonstrate that the requested license is for a land use (i.e., marijuana business) that is allowable within the given zoning designation where the land is located. Thus, amending the RDC to establish marijuana business as a use and establish TPM regulations is essential.

Goal 3 – Agricultural Lands – is not applicable because there are no agricultural lands in the city limits.

Goal 4 – Forest Lands – is not applicable because there are no forest lands in the city limits.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces – is not applicable because the proposed amendments do not affect any regulation that implements Goal 5 and the City's acknowledged regulations implementing Goal 5 remain in effect with no change in applicability.

Goal 6 – Air, Water, and Land Resources Quality – is not applicable because the City's acknowledged regulations implementing Goal 6 remain in effect with no change in applicability.

Goal 7 – Areas Subject to Natural Hazards – is not applicable because the City's acknowledged regulations implementing Goal 7 remain in effect with no change in applicability.

Goal 8 – Recreational Needs – requires the City to satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities

including destination resorts. This goal is not applicable as the amendments have no effect on the availability of or access to recreational opportunities.

Goal 9 – Economic Development – requires the City to plan and zone enough land to meet the community's projected commercial and industrial needs. The City adopted an Economic Opportunities Analysis (EOA) in 2020. This document serves as the City's compliance document under Goal 9, OAR 660-009-0015, and ORS 197.712. Strategies identified in the EOA carried over as economic development goals and policies outlined in Chapter 9 of the City's Comprehensive Plan. The proposed code amendments do not have a direct impact on the EOA or the economic development goals and policies of the City's Comprehensive Plan.

Goal 10 – Housing – provides for the housing needs of citizens of the state. The City adopted a Housing Needs Analysis (HNA) in 2019. This document serves as the City's compliance document under Goal 10, OAR Chapter 660, Division 008, and ORS 197.296(3). This report concludes that Redmond should plan to accommodate development of 6,963 new dwelling units over the next 20 years in order to house the projected population growth. The proposed amendments will have nearly no impact on lands needed for housing as the amendments would restrict marijuana businesses to three commercial zones. Furthermore, the TPM regulations would place additional restrictions on potential sites for dispensaries within the three commercial zones.

Goal 11 – Public Facilities and Services – requires the City to plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. The proposed amendments will have no impact on the City's ability to plan and develop public facilities and services.

Goal 12 – Transportation – requires the City to provide and encourage a safe and convenient and economic transportation system. Per OAR 660-012-0060, the proposed amendments will have no impact on an existing or planned transportation facility.

Goal 13 – Energy Conservation – is not applicable because the City's acknowledged regulations implementing Goal 13 remain in effect with no change in applicability.

Goal 14 – Urbanization – requires the City to provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. The proposed amendments do not encourage uncoordinated development, sprawl, or lower targeted densities. The management of the City's land use inventories is unaffected by this amendment.

Goal 15 – Willamette River Greenway – is not applicable to the city of Redmond.

Goal 16 – Estuarine Resources – is not applicable to the city of Redmond.

Goal 17 – Coastal Shorelands – is not applicable to the city of Redmond.

Goal 18 – Beaches and Dunes – is not applicable to the city of Redmond.

Goal 19 – Ocean Resources – is not applicable to the city of Redmond.

Based on the above discussion and finding, the proposed amendments are consistent with the statewide planning goals and therefore complies with criterion #2.

3. In conformity with the Redmond Comprehensive Plan, land use requirements and policies; and

FINDING: The Redmond Comprehensive Plan is the official land use policy statement of the Redmond City Council. The City frequently reviews and updates the RDC to try and ensure it is aligned with the Comprehensive Plan. Staff have found only a small number of Comprehensive Plan policies have meaningful relevance to the proposed amendments.

Chapter 2 of the Comprehensive Plan identifies goals and policies that pertain to land use planning and procedures. Goal 1 of the chapter states: “Ensure that Redmond’s Comprehensive Plan, implementation tools, and administration procedures build on the community’s vision for the future and align with regional, state, and federal plans and regulations.” The RDC serves as the major implementation mechanism of the Comprehensive Plan. Amendments to the RDC create greater alignment with the Comprehensive Plan that contribute to advancing the community’s vision for the future.

Policy 2-1-7 suggests identifying and assigning land uses in a way that encourages the best relationship between places where people live, work, shop, and recreate. The proposed amendments directly address this policy by restricting marijuana businesses as an allowed use in only three of the city’s 25 zoning districts. Additionally, establishing TPM regulations further restrict the siting and operations of marijuana businesses.

Policy 2-3-4 speaks to the need to ensure that the community has opportunities to provide input during the preparation and review of implementing ordinances (i.e., the amendments to the Redmond City Code). To allow the use, siting, and operation of marijuana dispensaries in Redmond will require multiple ordinances that amend various sections of the Redmond City Code. These were previewed via a presentation to City Council on February 25, 2025. Although no action was taken by Council, an opportunity for citizens to provide comment was provided. Additionally, further opportunities for the community to provide input will occur during the public hearings with the Planning Commission and City Council.

Chapter 10 of the Comprehensive Plan addresses housing need in Redmond and contains the only policy in the Comprehensive Plan that mentions marijuana; specifically, exploring marijuana taxes as an additional source of revenue. The proposed RDC amendments would allow marijuana businesses as a use in Redmond and would therefore enable the collection of marijuana taxes. Although Policy 10-5-1(c) suggests the City evaluate other sources of revenue for funding affordable housing, such as transient lodging taxes, general obligation bonds, Bancroft Bonds, or marijuana taxes, marijuana tax revenue is a discretionary resource that can be used to fund City services approved by the Budget Committee and City Council.

Staff concludes that the proposed amendments are consistent with the applicable Redmond Comprehensive Plan goals and policies.

4. That there is a change of circumstances, further studies justifying the amendment or mistake in the original zoning.

FINDING: In July 2024, City Council approved an advisory ballot measure to provide public input on whether to allow marijuana dispensaries within the city limits of Redmond. In November 2024, Redmond voters passed the Measure (Measure 9-177), which showed a majority are in favor of retail marijuana dispensaries and advised Council that voters desire a change in code to allow for retail marijuana dispensaries in Redmond. The result of the Measure constitutes the change of circumstances and ultimately the catalyst for the proposed amendments.

III. RECOMMENDATION

As required through the legislative amendment process, the Redmond Urban Area Planning Commission held the first evidentiary public hearing on March 19, 2025. After review, public testimony, and deliberation, the Commission voted unanimously (6-0) to recommend City Council adopt the proposed amendments as presented by staff with modifications to increase the buffer for shelters from 500 feet to 1,000 feet; reduce the buffer for the Redmond Transit Hub from 500 feet to 250 feet; and the Commission recommended staff create a variance process that can be used to allow for flexibility when applying buffering to properties with unique circumstances.

Statement to Redmond City Council Regarding Proposed Dispensary Radius Restrictions

Good evening, Mayor Fitch, Council Members, and City Staff,

My name is Russell Huntamer, President and Partner of Compass Commercial Real Estate Services, and I appreciate the opportunity to speak tonight regarding the proposed radius restrictions on cannabis dispensaries. While I understand the city's intent to promote public safety, these buffer zones—whether 250 or 500 feet—will not be effective in achieving that goal. Instead, they will severely limit where dispensaries can operate, reducing economic opportunities and tax revenue for Redmond without providing meaningful public benefit.

Dispensaries Are Among the Most Regulated Businesses

It's important to recognize that dispensaries are already among the most highly regulated businesses in Oregon. They have:

- Strict ID verification requirements at every transaction.
- 24/7 surveillance and security measures, far exceeding those of liquor stores, vape shops, or lotto cafes.
- No onsite consumption or loitering.
- Extensive compliance oversight from the Oregon Liquor and Cannabis Commission (OLCC).

By contrast, liquor stores, bars, and other age-restricted businesses face far less oversight yet are not subject to similar buffer zones. If the concern is public safety, imposing additional restrictions on dispensaries while ignoring these other establishments is inconsistent and ineffective.

Optics vs. Real Impact

While these buffer zones may create the perception that action is being taken to protect sensitive areas, they will not have the intended effect. Dispensaries are already among the safest and most secure retail businesses due to state-imposed regulations. Additional local restrictions will not enhance safety but will instead:

1. **Significantly Limit Dispensary Locations** – The proposed buffers would dramatically reduce the number of viable properties, effectively creating a de facto ban in many areas.
2. **Redirect Tax Revenue Elsewhere** – Redmond residents will simply take their business to Bend, Madras, or other nearby cities, costing Redmond valuable local tax revenue.
3. **Strengthen the Illicit Market** – Overregulation makes legal access more difficult, incentivizing unlicensed sales, which lack consumer protections and oversight.

A More Balanced Approach

If the city moves forward with these restrictions, we ask that the council also consider:

- **Natural or Artificial Barriers** – Distance requirements should take into account barriers such as highways, rivers, or walls that provide separation even if a business is technically within the buffer distance.
- **Variance Options** – Rather than a rigid setback rule, the city should allow case-by-case variances where a proposed location does not pose an actual conflict with a sensitive use.

These adjustments would ensure that regulations are both practical and effective without unnecessarily limiting economic opportunities.

Conclusion

The goal should be responsible regulation, not arbitrary restriction. I encourage the council to take a balanced approach—one that acknowledges dispensaries as legal, highly regulated businesses and allows for thoughtful exceptions when warranted. Overly broad buffers will not provide additional protection, but they will hurt Redmond's economy and limit access to a legal, state and voter approved industry.

Thank you for your time and consideration.

Russell Huntamer

541.419.2634



CITY OF REDMOND

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STAFF REPORT

DATE: April 8, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Keith Leitz, City Attorney
Kyle Roberts, Planning Director
SUBJECT: Ordinance #2025-04: An ordinance of the City of Redmond amending the Redmond City Code, Chapter 11, the City Sign Code, as it relates to retail marijuana dispensaries.

Report in Brief:

This item requests City Council conduct a public hearing to review Ordinance #2025-04, amending the Redmond City Code, Chapter 11, the City Sign Code, as it relates to retail marijuana dispensaries.

Background:

This item is the third ordinance on the subject of marijuana dispensaries. The purpose of this item is to add a 12th prohibition within the City's sign code (Redmond City Code 11.130) that is specific to retail marijuana dispensaries.

Discussion:

When considering sign code regulations, the City is required to demonstrate a compelling interest in the sign code regulation(s) and show that the regulation(s) are the least restrictive means of achieving that interest. This regulation is specific to retail marijuana dispensaries and includes prohibitions on:

1. signs that normalize use of marijuana among minors, or utilize any modality directed towards minors (i.e. cartoons, local sports depictions, etc.).

The City has a compelling interest in protecting the public and especially minors, as the most vulnerable population. These three regulations narrowly focus on the specific purposes of meeting their protective goals. The regulations are also narrowly tailored. They do not prevent retail marijuana dispensary signage or over-regulate the content thereof. Therefore, the retail marijuana dispensary sign code regulations meet all constitutional requirements for sign code regulations.

This ordinance was presented to the Council on March 25, 2025, with the following additional prohibitions:

1. signs that make unsubstantiated claims about the health benefits of marijuana, and
2. signs that promote excessive or irresponsible consumption of marijuana.

In the interest of focusing on the sign prohibition elements that were drafted to prevent retail marijuana dispensaries from advertising toward minors, the non-minor-related prohibitions were removed from the ordinance.

City Council conducted another public hearing on March 25, 2025, on this item. Testimony was offered, the public hearing was closed and a first reading occurred. Five members of the Council voted in favor of a first reading, one abstained and one was absent.

A second reading and potential vote is scheduled for the April 8, 2025, Council meeting.

Fiscal Impact:

None.

Alternative Courses of Action:

1. Conduct a Second reading and Approve Ordinance #2025-04.
2. Approve Ordinance #2025-04, with modification(s).
3. Do not approve Ordinance #2025-04.
4. Take no action and request more information and review at a future date.

As required by the City Charter, notices regarding this ordinance coming before the Council were posted in three public places on March 18, 2025, and April 2, 2025, and copies of the Ordinance were available for review at City Hall.

Recommendation / Suggested Motion:

"I move to have a second reading of Ordinance #2025-04 by title only." (Voice vote)

(The City Attorney will read the ordinance by title only.)

"I move to approve Ordinance #2025-04." (Roll call vote)

**CITY OF REDMOND
ORDINANCE NO. 2025-04**

AN ORDINANCE OF THE CITY OF REDMOND AMENDING THE REDMOND CITY CODE, CHAPTER 11, THE CITY SIGN CODE, AS IT RELATES TO RETAIL MARIJUANA DISPENSARIES.

WHEREAS, the City of Redmond has all powers that the constitutions, statutes, and common law of the United States and Oregon expressly or impliedly grant to allow the City; and

WHEREAS, on November 5, 2024, voters approved advisory ballot measure 9-177 by a margin of 53.5% to 46.5%, which requested the City Council allow the sale of marijuana items by a marijuana retailer within the City; and

WHEREAS, the City Council held multiple public hearings to consider changing the Redmond City Code to allow retail marijuana dispensaries in City limits, has reviewed the existing record and has gathered additional evidence and public testimony; and

WHEREAS, the City of Redmond finds that it has a substantial and compelling interests in regulating content of signs for retail marijuana dispensaries to prevent advertising directed at excessive consumption of marijuana, or advertisements that could promote use of marijuana by minors; and

WHEREAS, the City Council finds that the attached amendments are necessary to further these interests; and

WHEREAS, This ordinance was considered by City Council on March 25, 2025, and approved for a first reading by a margin of 5-0 (1 abstain, 1 absent).

NOW THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the Redmond City Code Section 11.130. The amendments and adopted text are attached hereto as "Exhibit A".

SECTION TWO: SEVERABILITY: The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

SECTION THREE: EFFECTIVE DATE: This Ordinance shall be effective on the 30th day following its passage.

PASSED by the City Council and **APPROVED** by the Mayor this 8th day of April 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

EXHIBIT A

Sec. 11.130. - Prohibited Signs.

The following signs are prohibited:

1. Signs that use valances, propellers, wind activated, or attention attracting devices. These devices when not part of any sign, but on the premises where a sign is utilized, are similarly prohibited unless they are permitted specifically by other legislation.
2. Signs that contain, include, or are illuminated by any flashing, intermittent revolving, rotating or moving lights. This does not apply to signs utilized by the City or Oregon Department of Transportation.
3. Signs that move or have any animated moving parts.
4. That the Community Development Director, or designee, determine to create confusion with or interfere with the effectiveness of traffic signs or signals.
5. That are placed on, affixed to, or painted on a motor vehicle or trailer and placed on public or private property for the primary purpose of providing a sign not otherwise permitted by these standards. Signs on vehicles used in the normal course of business shall not be subject to this provision.
6. Portable signs not supported by a sign structure in the ground, nor attached to or erected against a building or structure and are capable of being moved about the premises except as may be specifically permitted by the terms of these standards.
7. Bench signs.
8. Signs or sign structures that create a hazard by obstructing clear view of pedestrian and vehicular traffic.
9. Any small sign, generally of a temporary nature, and generally known as a "snipe sign" tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes, fences or buildings or other structures.
10. Parapet or pergola signs.
11. Any sign that incites violence, intimidation, or otherwise creates a clear and present danger as determined by the Community Development Director, or designee.
12. Specific to retail marijuana dispensaries, signs that normalize use of marijuana among minors, or utilize any modality directed towards minors (i.e. cartoons, local sports depictions, etc.).



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STAFF REPORT

DATE: April 8, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
FROM: Keith Leitz, City Attorney
Kyle Roberts, Planning Director
SUBJECT: Ordinance #2025-05: An ordinance of the City of Redmond amending the Redmond City Code, Chapter 7, regulating Business Licenses, as it relates to retail marijuana dispensaries.

Report in Brief:

This item requests City Council conduct a public hearing to review and approve Ordinance #2025-05, amending the Redmond City Code, Chapter 7, regulating Business Licenses, as it relates to retail marijuana dispensaries.

Background:

This item is the fourth ordinance on the subject of marijuana dispensaries. The purpose of this item is to modify the City Code to allow for the issuance of business licenses to retail marijuana dispensaries. This ordinance is the mechanism that will allow for retail marijuana dispensaries to be issued business licenses by the City.

Discussion:

In July 2016, through the previous passage of Measure 91, recreational cannabis use and possession by people 21 and older was legalized in Oregon.

While Oregon legalized the recreational use of marijuana, Redmond did not opt into the statewide program. The Redmond opt-out was done by using the existing City Code related to business licenses, which states land use permits and business license uses must comply with local, state and federal law. Since marijuana is not legal at the federal level, Council had the ability to request the Oregon Liquor Control Commission (OLCC) not to process requests for marijuana licenses in the Redmond city limits.

In July 2024, City Council referred an advisory measure to voters to receive input on whether to change the City Code to allow retail marijuana dispensaries to be eligible for business licenses. In November 2024, Redmond voters passed two measures which showed a majority are in favor of retail marijuana dispensaries and a 3% tax on retail marijuana sales. First, Measure 9-177 (53.5% to 46.5%), which advised council that voters desire a change in code to allow for retail marijuana dispensaries in Redmond. Second, a measure adding a three percent (3%) tax to sales of marijuana items, Measure 9-178 (70% to 30%).

To fully implement these measures, the City Council has conducted a series of public hearings, including at City Council on February 25, 2025, at the Urban Area Planning Commission on March 19, 2025, and tonight before the City Council.

In the prior three ordinances tonight, the City Council considered:

1. Ordinance #2025-02, codifying the 3% tax into the City Code (previously before Council on February 25, 2025)
2. Ordinance #2025-03, establishing Time Place Manner (TPMs) regulations regarding the operations of dispensaries (previously before the Urban Area Planning Commission on March 19, 2025)
3. Ordinance #2025-04, adding an additional sign code prohibition specific to retail marijuana dispensaries

Ordinance #2025-05 has two functions. First, it changes the City Code to exempt retail marijuana businesses from the requirement to comply with federal law. The City Council previously made a similar change to the City Code, exempting hemp businesses from the requirement to comply with federal law. This is the change that would ultimately allow for retail dispensaries to begin the process of obtaining a business license, if they meet all other state and City requirements.

Second, it establishes a business license cap of 1 retail marijuana dispensary business license per 10,000 City residents. This requirement is based on Oregon law established in 2024, House Bill 4121, which prohibits the state from approving any new dispensaries if the per capita ratio exceeds 1 dispensary per 7,500 residents over the age of 21 years old. The City's 1/10,000 residents (of all ages) is meant to approximate the state's 1/7,500 residents over 21 years old. Redmond's current population is around 37,000, which approximates to a total of three dispensaries being allowed under this 1/10,000 ratio.

Ordinance #2025-05 is being presented as the last of these ordinances because the prior three ordinances establish conditions for retail marijuana dispensaries, and this ordinance allows for the licensing of retail marijuana dispensaries.

Fiscal Impact:

The City estimates it will collect around \$150,000 - \$200,000 from each dispensary operating in Redmond based on a local 3% tax. This includes the estimated amount of state shared revenues (\$55,000 - \$65,000).

Alternative Courses of Action:

1. Approve Ordinance #2025-05.
2. Approve Ordinance #2025-05, with modification(s).
3. Do not approve Ordinance #2025-05.
4. Take no action and request more information.

As required by the City Charter, notices regarding this ordinance coming before the Council were posted in three public places on March 18, 2025, and April 2, 2025, and copies of the Ordinance were available for review at City Hall.

Recommendation / Suggested Motion:

"I move to have a second reading of Ordinance #2025-05 by title only." (Voice vote)

(The City Attorney will read the ordinance by title only.)

"I move to approve Ordinance #2025-05." (Roll call vote)

**CITY OF REDMOND
ORDINANCE NO. 2025-05**

AN ORDINANCE OF THE CITY OF REDMOND AMENDING THE REDMOND CITY CODE CHAPTER 7 REGULATING BUSINESS LICENSES, AS IT RELATES TO RETAIL MARIJUANA DISPENSARIES.

WHEREAS, the City of Redmond has all powers that the constitutions, statutes, and common law of the United States and Oregon expressly or impliedly grant to allow the City; and

WHEREAS, on March 20, 2024, House Bill 4121 was signed in to law, establishing a permanent cap on the per capita number of retail marijuana licenses of one license per 7,500 residents in Oregon who are 21 years of age or older; and

WHEREAS, the City of Redmond receives official population estimates from Portland State University based on a total population regardless of age; and

WHEREAS, establishing a per capita number of retail marijuana licenses of one license per 10,000 residents takes into account an approximate number of residents who are older than 21 years of age versus residents who are not 21 years of age or older; and

WHEREAS, on November 5, 2024, voters approved advisory ballot measure 9-177 by a margin of 53.5% to 46.5%, which requested the City Council allow the sale of marijuana items by a marijuana retailer within the City; and

WHEREAS, the City Council held multiple public hearings to consider changing the Redmond City Code to allow retail marijuana dispensaries in City limits, has reviewed the existing record and has gathered additional evidence and public testimony; and

WHEREAS, the City of Redmond finds that certain business license regulations are necessary for efficiency, aesthetics, prevention of blight, and orderly administration for retail marijuana dispensaries within the City; and

WHEREAS, the City Council finds that the attached amendments are necessary to further these interests; and

WHEREAS, This ordinance was considered by City Council on March 25, 2025, and approved for a first reading by a margin of 4-0 (2 abstain, 1 absent).

NOW THEREFORE, THE CITY OF REDMOND ORDAINS AS FOLLOWS:

SECTION ONE: The City of Redmond hereby amends the Redmond City Code Sections 7.020 through 7.021. The amendments and adopted text are attached hereto as "Exhibit A".

SECTION TWO: SEVERABILITY: The provisions of this Ordinance are severable. The invalidity of any section, clause, sentence, or provision of this Ordinance shall not affect the validity of any other part of this Ordinance which can be given without such invalid part or parts.

SECTION THREE: EFFECTIVE DATE: This Ordinance shall be effective on the 30th day following its passage.

PASSED by the City Council and **APPROVED** by the Mayor this 8th day of April 2025.

Ed Fitch, Mayor

ATTEST:

Kelly Morse, City Recorder

EXHIBIT A

Sec. 7.020. - Applicant Review.

The person or department designated to review a license application may require the applicant to supply information necessary to determine whether the business complies with this Code, city ordinance, or state or federal law. If the applicant fails to supply information so required or submits false or misleading information, the license shall be suspended or denied. All businesses must comply with the provisions of this Code, city ordinances, and all state and federal laws (with the exception of federal laws related to **retail marijuana businesses** and processing industrial hemp) before a license may be issued.

Sec. 7.021. – Retail Marijuana Dispensary Business Licenses.

The City may not accept an application for a retail marijuana business license unless there is not more than one active retail marijuana business license per 10,000 City of Redmond residents.



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STAFF REPORT

DATE: April 8, 2025
TO: City Council
THROUGH: Keith Witcosky, City Manager
Steve Ashworth, Deputy City Manager
FROM: Chuck Arnold, Economic Development/Urban Renewal Program Manager
SUBJECT: Special Event Street Closure Request for the April 19, 2025, Wild Ride Classic Car Show

Report in Brief:

This item requests the City Council to take testimony and consider approval of a Public Assembly Permit/Street Closure for the Wild Ride Classic Car Show, scheduled for April 19, 2025.

Background:

Special events involving the closure of any portion of 5th and 6th streets require approval from the City Council. These streets serve as the spine of Redmond's primary commercial and downtown corridor. Closures can have unanticipated impacts. Therefore, prior to approving a closure, it is important to provide the community with the opportunity to offer input as well as increase public awareness of the event.

Discussion:

Public Assembly Permit applications are reviewed for City Code compliance to ensure public safety, transportation, parking, sanitation, trash removal, marketing, fire protection, medical services and public notice concerns are addressed. Each application is routed to impacted City departments and partner agencies for comments. Fees are established per the City's Fee Schedule to recover City costs for supporting the event.

This will be the sixth year of the Wild Ride Classic Car Show. As such, the street closures, parking plan and detour routes were reviewed by the City's Public Works and Police departments, and Redmond Fire and Rescue. Businesses potentially impacted by the proposed closure were contacted by the event producer and made aware of this meeting and the event.

The permit application requests closure of SW 5th Street between Forest and Black Butte Avenues. The closure will be from 5:00 a.m. through 5:00 p.m. on Saturday, April 19, 2025. It was conveyed to the applicant the requirement that Evergreen Avenue remain open during the event.

Two detour options will be set-up around the street closure:

- 1) SW 4th Street will remain open for fire/medical emergency response and allow through traffic from Forest Avenue to Black Butte Avenue; and
- 2) SW 7th Street will remain open for both north and southbound traffic. SW 6th Street will remain open for southbound traffic.

The attached map shows how the event will control access, vendors, parking, traffic, and detours.

Below is a matrix of items evaluated per City Policy CM 101 (which governs special events):

Review Item From Policy	Staff Assessment
Who benefits or is adversely impacted from the event?	<i>Beneficiaries: Event Organizer, General Community, adjacent Businesses Impacted: Businesses, General Community</i>
What are the benefits and impacts?	<i>Benefits: Increased pedestrian traffic, downtown awareness and enhanced customer visitation habits Impacts: Reduced vehicular access for customers and business owners, potential to cause regular customers to avoid downtown on event day</i>
Is there another street closure in the vicinity around the event date?	<i>No</i>
Does permitting this event result in closing 5th or 6th Streets more than twice in a month?	<i>No other event is scheduled to close 5th or 6th Streets during April 2025.</i>
What is the duration of the closure and expected attendance? (City Policy provides guidelines for event duration and size)	<i>The request is for a 12-hour closure with approximately 500 participants expected in attendance.</i>
How event itself benefit the community? Is there a community charity supported?	<i>The event plans to attract approximately 500 participants downtown, raising awareness of businesses, goods, and services available. Proceeds from the event will support local veterans.</i>
Have all permit requirements been met?	<i>Yes</i>

Fiscal Impact:

Cost recovery fees per the City's Fee Schedule are as follows:

- Permit Fee (event with street closures on 5th or 6th Streets): \$200;
- Deposit: \$250 refundable cleaning deposit is being held

Alternative Courses of Action:

1. Approve the Public Assembly Permit and SW 5th Street closure for the Wild Ride Classic Car Show (with an understanding that Evergreen Avenue will remain open).
2. Request more information.
3. Deny the public assembly permit.

Recommendation / Suggested Motion:

"I move to approve the Public Assembly Permit and fee schedule for the Wild Ride Classic Car Show on April 19, 2025."

CASCADE CAR SHOW 5TH ST CLOSURE FOREST REDMOND OR



Drafting Date: 1/13/2025
TCP Author: Josh Meguiar
TCC Job Number: Original Plan 2023-0058

TCP Drafters: Traffic Control Consultants
Phone: (541) 548-3165
Email: tcp@trafficcontrolconsultants.com

Comments: All traffic control MUST meet MUTCD and OTCH specifications.
 This plan is the property of Traffic Control Consultants LLC.

Contractor: Central Oregon Motors
Project: Cascade Car Show

Est. Start Date: TBD
Permit #: TBD

SIGN SPACING AND BUFFER LENGTHS (FEET)				
POSTED SPEED	SPACING BETWEEN SIGNS			BUFFER SPACE
	A	B	C	
20				50
25				75
30				100
35				125
40	350	350	350	150
45				180
50	500	500	500	210
55				250
60				285
65	700	700	700	325
70				365



SPECIAL EVENT STREET CLOSURE

CASCADE CAR SHOW – APRIL 19, 2025

CITY COUNCIL MEETING
APRIL 8, 2025

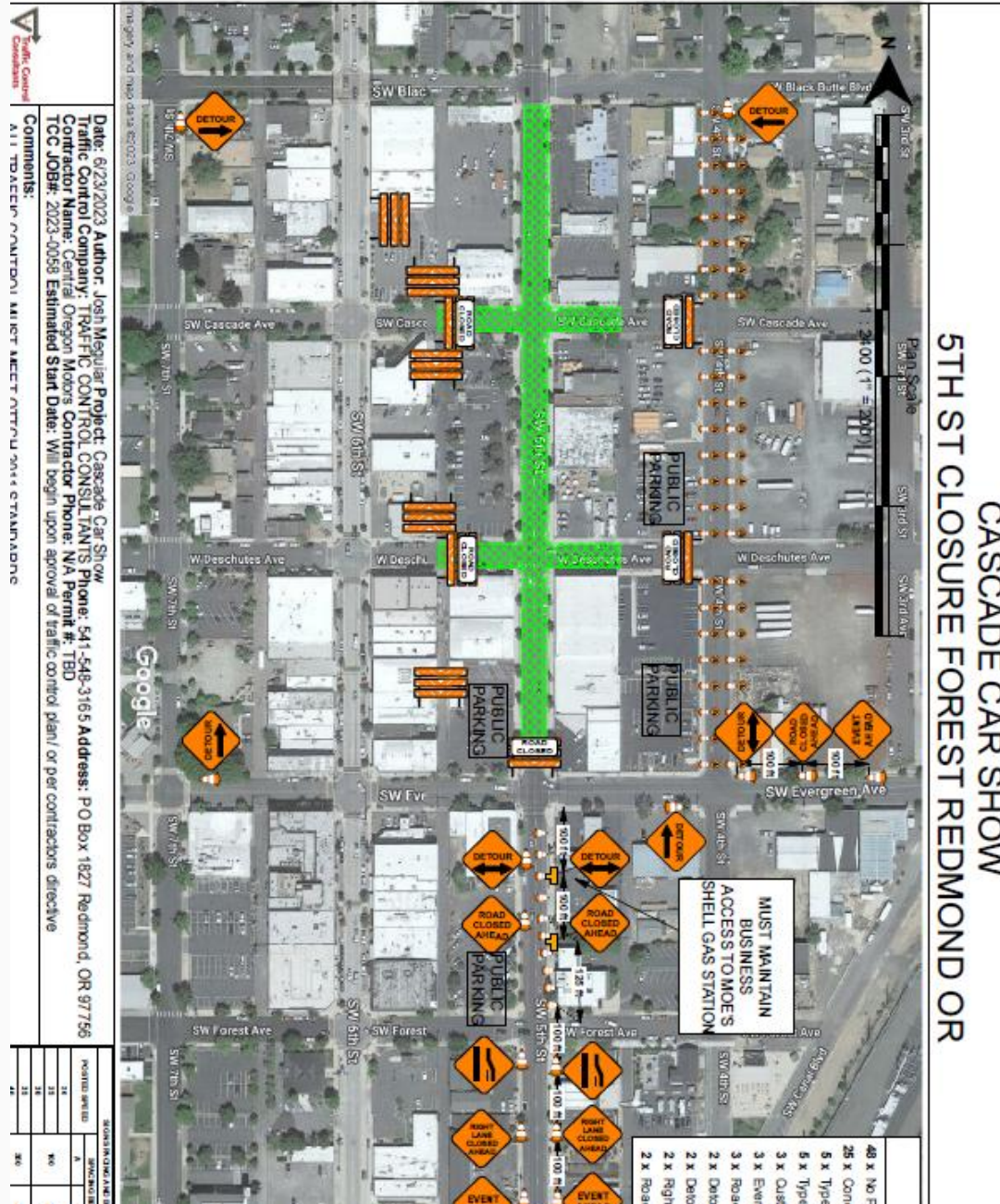
SLIDE / 1



TRAFFIC CONTROL PLAN

5TH STREET CLOSURE

SLIDE / 2



QUESTIONS





City of Redmond Application for Boards, Advisory Committees and Commissions

Name: Leslie Neu-Lamping

Mailing Address: Leslie Neu-Lamping

Street Address: _____

Preferred Phone Number: _____

Alternate Number: N/A

Email Address: _____

Do you reside within the City Limits?

☒ Yes ☐ No

If yes, how long? 1 year

If no, do you reside in the Urban Growth Boundary N/A

Have you previously served on any of the City's Boards/Committees/Commissions?

☐ Yes ☒ No

If yes, please indicate which one(s) and when? N/A

Are you applying for a Youth Ex-Officio Position (terms are only one year)?

☐ Yes ☒ No

If yes, what school do you attend and what grade are you in? N/A

Board/Committee/Commission applying for (you may apply for more than one):

☐ Airport Committee

☐ Downtown Urban
Renewal Advisory
Committee

☐ Juniper Golf Committee

☐ Redmond Commission
for Art in Public Places

☒ Bicycle & Pedestrian
Advisory Committee
Interest: Bike ☒ Ped ☒

☐ Historic Landmarks
Commission

☐ Nuisance Appeal Board

☐ Tourism and Lodging
Committee

☐ Budget Committee

☐ Housing & Community
Development Committee

☒ Parks Committee

☐ Urban Area Planning
Commission

Employment/Occupation: Law & Policy

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

See attached description.

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentations of facts are cause for removal from any advisory committee, board, or commission I may be appointed to. I understand that the disclosure of actual or potential conflicts of interest by persons appointed by the City of Redmond is subject to public review. My signature related to service on this commission is subject to public review.

March 9, 2025

Date

PLEASE RETURN YOUR COMPLETED APPLICATION TO: **Kayla Duddy, Deputy City Recorder** at 411 SW 9th Street, Redmond, OR 97756 or by email at kayla.duddy@redmondoregon.gov

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

I am applying for the Bicycle & Pedestrian Advisory Committee (BPAC) because my family consistently walks or bikes in Redmond as our main mode of transportation. We are a one-car-family and rely on the pedestrian and biking infrastructure to get to vital amenities in the community, such as grocery stores, doctors office, the library, restaurants, local shops, and soon, schools and childcare.

I am applying for the Parks Committee because of my personal and professional interest in continued equitable access to high-quality recreation facilities and experience in our community. Since 2019, I have volunteered and worked for Oregon Adaptive Sports (OAS), providing unique outdoor recreation experiences to athletes with different physical and cognitive abilities. Through this work and my own personal recreational pursuits, I understand the value of outdoor parks and indoor recreational facilities on individuals' physical, emotional, and social wellbeing.

Professionally, I have legal and policy experience working with and for municipal governments on local regulations, codes, and laws. My main area of practice is natural resource and environmental law and policy; thus, I believe my experience and knowledge could be valuable for advising decisions concerning land use and development in natural and urban spaces. Since moving to Redmond, I have engaged with other community members by volunteering at the new Redmond Library and continuing my work with OAS.

As a recent addition to Redmond, I want to give back and serve my new community with my unique perspectives and professional skills. Through my participation in either the BPAC or Parks Committee, I believe I can continue to encourage citizen engagement in local action and positively contribute to local decision-making.

Thank you for the opportunity to apply to these City of Redmond committees and commissions.



City of Redmond Application for Boards, Advisory Committees and Commissions

Name: Tim Larkin

Mailing Address: same as street address

Street Address: [REDACTED]
Redmond, OR. 97756

Preferred Phone Number: [REDACTED]

Alternate Number: _____

Email Address: [REDACTED]

Do you reside within the City Limits? ☒ Yes ☐ No
If yes, how long? 5 years

If no, do you reside in the Urban Growth Boundary _____

Have you previously served on any of the City's Boards/Committees/Commissions? ☐ Yes ☒ No
If yes, please indicate which one(s) and when? _____

Are you applying for a Youth Ex-Officio Position (terms are only one year)? ☐ Yes ☐ No
If yes, what school do you attend and what grade are you in? _____

Board/Committee/Commission applying for (you may apply for more than one):

- | | | | |
|---|--|---|---|
| ☐ Airport Committee | ☐ Downtown Urban
Renewal Advisory
Committee | ☐ Juniper Golf Committee | ☐ Redmond Commission
for Art in Public Places |
| ☒ Bicycle & Pedestrian
Advisory Committee
<i>Interest: Bike ☒ Ped ☒</i> | ☐ Historic Landmarks
Commission | ☐ Nuisance Appeal Board | ☐ Tourism and Lodging
Committee |
| ☐ Budget Committee | ☐ Housing & Community
Development Committee | ☐ Parks Committee | ☐ Urban Area Planning
Commission |

Employment/Occupation: Blue Sage CFO: Fractional CFO

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

I have lived in Redmond for 54 years and have seen many changes. I have also been an active bike rider for most of my adult life.

After moving into the city limits 5 years ago I have thoroughly enjoyed the improvements the city has made

in making biking and walking safer, but there is much to be done to encourage more biking and pedestrian

traffic in and around the city. I am also the grandfather to nine young grandchildren in their early biking years and want to encourage

to advocate for safer routes for them, whether riding/walking with me, their parents, or as they get older their friends.

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Date

3/17/25

APPLICATION TO: **Kayla Duddy, Deputy City Recorder at 411 SW**

9th Street, Redmond, OR 97756 or by email at kayla.duddy@redmondoregon.gov



City of Redmond Application for Boards, Advisory Committees and Commissions

Name: Cade Cantrell
Street Address: [REDACTED]

Mailing Address: _____

Preferred Phone Number: [REDACTED] Alternate Number: [REDACTED]

Email Address: [REDACTED]

Do you reside within the City Limits? ☒ Yes ☐ No
If yes, how long? 12 years If no, do you reside in the Urban Growth Boundary _____

Have you previously served on any of the City's Boards/Committees/Commissions? Yes ☐ No ☒
If yes, please indicate which one(s) and when? Obsidian Middle School, 6th grade

Are you applying for a Youth Ex-Officio Position (terms are only one year)? Yes ☒ No ☐
If yes, what school do you attend and what grade are you in? Obsidian Middle School, 6th grade

Board/Committee/Commission applying for (you may apply for more than one):

Airport Committee

Downtown Urban
Renewal Advisory
Committee

Juniper Golf Committee

Redmond Commission
for Art in Public Places

Bicycle & Pedestrian
Advisory Committee

Interest: Bike Ped

Historic Landmarks
Commission

Nuisance Appeal Board

Tourism and Lodging
Committee

Budget Committee

Housing & Community
Development Committee

Parks Committee

Urban Area Planning
Commission

Employment/Occupation: Student

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

I am applying for the Youth Ex-officio Position for the BPAC. I am volunteering because it is important to me. I ride my bike to and from school around town with friends, and mountain bike with my family in the canyon. I would be happy to help serve the community.

My signature affirms that the information in this application is true to the best of my knowledge. I understand that misrepresentations of facts are cause for removal from any advisory committee, board, or commission I may be appointed to. I also understand that City policy requires disclosure of actual or potential conflicts of interest by persons appointed by the Mayor and Council. All information and documentation related to service on this commission is subject to public

Date

3/29/25



City of Redmond Application for Boards, Advisory Committees and Commissions

Name: Eve Ponder
Street Address: [REDACTED]
Redmond, OR 97756

Mailing Address: [REDACTED]
Redmond, OR 97756

Preferred Phone Number: [REDACTED]

Alternate Number: _____

Email Address: [REDACTED]

Do you reside within the City Limits? ☒ Yes ☐ No
If yes, how long? 25 years

If no, do you reside in the Urban Growth Boundary _____

Have you previously served on any of the City's Boards/Committees/Commissions? ☐ Yes ☒ No
If yes, please indicate which one(s) and when? _____

Are you applying for a Youth Ex-Officio Position (terms are only one year)? ☐ Yes ☒ No
If yes, what school do you attend and what grade are you in? _____

Board/Committee/Commission applying for (you may apply for more than one):

- | | | | |
|--|--|---|---|
| ☐ Airport Committee | ☐ Downtown Urban
Renewal Advisory
Committee | ☐ Juniper Golf Committee | ☐ Redmond Commission
for Art in Public Places |
| ☐ Bicycle & Pedestrian
Advisory Committee
<i>Interest: Bike ☐ Ped ☐</i> | ☐ Historic Landmarks
Commission | ☐ Nuisance Appeal Board | ☐ Tourism and Lodging
Committee |
| ☐ Budget Committee | ☐ Housing & Community
Development Committee | ☒ Parks Committee | ☐ Urban Area Planning
Commission |

Employment/Occupation: Retired USFS

Please indicate why you are volunteering and what makes you a good candidate to serve. Please include any special training, experience, education, and/or qualifications you may have that are unique or specific to the board/committee/commission for which you are applying (you can include an extra sheet of paper).

We have lived on the Dry Canyon since 2005. We have worked with City Parks since 2018.

At our own expense we have brushed below our house and pulled truck loads of knapweed & picked up garbage.

We worked at the time with Annie McVay. Since then we have actively volunteered on projects in the North end Natural Area.

I believe this indicates a level of commitment to working with City Parks and being part of solution.

Both myself and spouse are retired from Federal Natural Resource Management Agencies and

I believe the Parks Committee lacks a Natural Resource perspective and would like to contribute my time and skills to the Committee.

I am an avid outdoor enthusiast and am in the parks daily.

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2-19-2025
Date

PLEASE RETURN YOUR COMPLETED APPLICATION TO: **Kayla Duddy, Deputy City Recorder** at 411 SW 9th Street, Redmond, OR 97756 or by email at kayla.duddy@redmondoregon.gov